

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1-4/286 Mount Dandenong Road, Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$672,500

Property Type

Unit

Suburb

Croydon

Period - From

01/07/2023

to

30/06/2024

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3/12 Lomond Av KILSYTH 3137	\$710,000	20/07/2024
2	2/104 Maroondah Hwy CROYDON 3136	\$728,000	24/06/2024
3	3/38 Pascoe Av CROYDON 3136	\$785,000	15/05/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

20/08/2024 16:54

1-4/286 Mount Dandenong Road, Croydon Vic 3136

THE AGENCY

Mitchal Towns
0416 141 990
mitchaltowns@theagency.com.au

 3  2 

Rooms: 2
Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
Year ending June 2024: \$672,500

Comparable Properties



3/12 Lomond Av KILSYTH 3137 (REI)

Agent Comments

 3  2  1

Price: \$710,000
Method: Private Sale
Date: 20/07/2024
Property Type: Townhouse (Single)



2/104 Maroondah Hwy CROYDON 3136 (REI/VG)

Agent Comments

 3  2  2

Price: \$728,000
Method: Private Sale
Date: 24/06/2024
Property Type: Townhouse (Single)
Land Size: 227 sqm approx



3/38 Pascoe Av CROYDON 3136 (REI/VG)

Agent Comments

 3  2  2

Price: \$785,000
Method: Private Sale
Date: 15/05/2024
Property Type: Townhouse (Res)
Land Size: 244 sqm approx

Account - The Agency Victoria | P: 03 8578 0388



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