

## 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

2/315 MAROONDAH HIGHWAY CROYDON NORTH VIC 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$730,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Unit

Suburb

Croydon North

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

### 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 6 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

5/355 MAROONDAH HIGHWAY CROYDON NORTH VIC 3136	\$795,000	07-May-23
60A EXETER ROAD CROYDON NORTH VIC 3136	\$720,000	16-May-23
3/19 BRAEMAR STREET CROYDON VIC 3136	\$749,500	20-Sep-23

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 6 months.

This Statement of Information was prepared on: 10 October 2023

Tian Jin  
P 98794422  
M 0421 898 450  
E tian.jin@noeljones.com.au



## 5/355 MAROONDAH HIGHWAY CROYDON NORTH VIC 3136

3 2 2

Sold Price **\$795,000** Sold Date **07-May-23**

Distance **0.54km**



## 60A EXETER ROAD CROYDON NORTH VIC 3136

3 2 2

Sold Price **\$720,000** Sold Date **16-May-23**

Distance **1.11km**



## 3/19 BRAEMAR STREET CROYDON VIC 3136

3 2 2

Sold Price <sup>RS</sup> **\$749,500** Sold Date **20-Sep-23**

Distance **1.11km**

**RS** = Recent sale **UN** = Undisclosed Sale

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