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	8/8 Humber Road Croydon North VIC 3136

Indicative selling price

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

~~Single Price~~		or range between	$595,000	&	$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$685,000	Property type	Unit	Suburb	Croydon North
Period-from	01 Jan 2021	to	31 Dec 2021	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
10/14 Patrick Avenue Croydon North VIC 3136	$630,000	02-Sep-21
2/20 Karingal Street Croydon North VIC 3136	$615,000	09-Aug-21
2/359 Maroondah Highway Croydon North VIC 3136	$667,250	14-Nov-21

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: 11 January 2022

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10/14 Patrick Avenue Croydon North VIC 3136

2 1 1

Sold Price **$630,000** Sold Date **02-Sep-21**

Distance **0.66km**



2/20 Karingal Street Croydon North VIC 3136

2 2 1

Sold Price **$615,000** Sold Date **09-Aug-21**

Distance **0.63km**



2/359 Maroondah Highway Croydon North VIC 3136

2 1 2

Sold Price RS **$667,250** Sold Date **14-Nov-21**

Distance **0.88km**

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

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