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	1/296 Mt Dandenong Road Croydon 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	$470,000	&	$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$622,000	Property type	Unit	Suburb	Croydon
Period-from	01 Aug 2020	to	31 Jul 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
8/1 Alfrick Road Croydon VIC 3136	$520,000	07-May-21
4/4 Springfield Avenue Croydon VIC 3136	$510,000	17-Feb-21
4/24 Croydon Road Croydon VIC 3136	$510,000	18-May-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: 04 August 2021

CONSUMER AFFAIRS VICTORIA

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8/1 Alfrick Road Croydon VIC 3136

2 1 1

Sold Price **$520,000** Sold Date **07-May-21**

Distance **0.03km**



4/4 Springfield Avenue Croydon VIC 3136

2 1 1

Sold Price **$510,000** Sold Date **17-Feb-21**

Distance **0.19km**



4/24 Croydon Road Croydon VIC 3136

2 1 1

Sold Price RS **$510,000** Sold Date **18-May-21**

Distance **0.96km**

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

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