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	14/24 Croydon 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	$395,000	&	$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$642,000	Property type	Unit	Suburb	Croydon
Period-from	01 Nov 2020	to	31 Oct 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
28/24 Croydon Road Croydon VIC 3136	$435,000	22-Jul-21
215/211 Mt Dandenong Road Croydon VIC 3136	$405,000	28-Oct-21
306/211 Mt Dandenong Road Croydon VIC 3136	$410,000	29-Jun-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: 05 November 2021

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28/24 Croydon Road Croydon VIC 3136

2 1 1

Sold Price **$435,000** Sold Date **22-Jul-21**

Distance **-**



215/211 Mt Dandenong Road Croydon VIC 3136

2 1 1

Sold Price RS **$405,000** Sold Date **28-Oct-21**

Distance **0.65km**



306/211 Mt Dandenong Road Croydon VIC 3136

2 1 1

Sold Price **$410,000** Sold Date **29-Jun-21**

Distance **0.65km**

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

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