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	1/112 Maroondah Highway 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	$700,000	&	$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$850,000	Property type	House	Suburb	Croydon
Period-from	01 Sep 2020	to	31 Aug 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
2/112 Maroondah Highway Croydon VIC 3136	$720,000	01-Jul-21
2/13 Norman Road Croydon VIC 3136	$750,000	29-Jul-21
2/26 Railway Crescent Croydon VIC 3136	$749,000	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.~~

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2/112 Maroondah Highway Croydon VIC 3136

3 2 1

Sold Price **$720,000** Sold Date **01-Jul-21**

Distance **0.01km**



2/13 Norman Road Croydon VIC 3136

3 2 2

Sold Price **$750,000** Sold Date **29-Jul-21**

Distance **1.05km**



2/26 Railway Crescent Croydon VIC 3136

3 2 2

Sold Price **$749,000** Sold Date **18-May-21**

Distance **1.32km**

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

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