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	2/20 Arundel Street 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	$630,000	&	$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$647,500	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
2/22 Broughton Avenue Croydon VIC 3136	$660,000	12-Jul-21
293/67-81 Maroondah Highway Croydon VIC 3136	$640,000	12-Aug-21
1/3 Elmore Avenue Croydon VIC 3136	$694,000	14-Sep-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: 22 November 2021

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2/22 Broughton Avenue Croydon VIC 3136

2 1 2

Sold Price **$660,000** Sold Date **12-Jul-21**

Distance **0.24km**



293/67-81 Maroondah Highway Croydon VIC 3136

2 1 1

Sold Price **$640,000** Sold Date **12-Aug-21**

Distance **0.73km**



1/3 Elmore Avenue Croydon VIC 3136

2 1 1

Sold Price **$694,000** Sold Date **14-Sep-21**

Distance **1.64km**

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

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