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	1/8 Warruga Court 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	$695,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$878,000	Property type	Other	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
3/53 Diane Crescent Croydon VIC 3136	$720,000	20-Oct-21
1/336 Maroondah Highway Croydon VIC 3136	$760,000	29-Jun-21
1/32 Dorset Road Croydon VIC 3136	$725,000	16-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: 24 November 2021

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3/53 Diane Crescent Croydon VIC 3136

3 2 2

Sold Price **$720,000** Sold Date **20-Oct-21**

Distance **0.36km**



1/336 Maroondah Highway Croydon VIC 3136

3 2 1

Sold Price **$760,000** Sold Date **29-Jun-21**

Distance **1.15km**



1/32 Dorset Road Croydon VIC 3136

3 2 2

Sold Price RS **$725,000** Sold Date **16-Nov-21**

Distance **1.17km**

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

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