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<br>Including suburb and postcode | 2/5 Fay 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 | $680,000 | & | $730,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $647,500 | Property type | Unit | Suburb | Croydon |
| Period-from | 01 Dec 2020 | to | 30 Nov 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 |
|---|---|---|
| 371A Mt Dandenong Road Croydon VIC 3136 | $718,000 | 30-Sep-21 |
| 2/10 Civic Square Croydon VIC 3136 | $700,000 | 07-Nov-21 |
| 1/19 Lusher Road Croydon VIC 3136 | $720,000 | 28-Oct-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: 08 December 2021

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**371A Mt Dandenong Road Croydon VIC 3136** Sold Price RS $718,000 Sold Date 30-Sep-21

3 2 2 Distance 0.44km



**2/10 Civic Square Croydon VIC 3136** Sold Price RS $700,000 Sold Date 07-Nov-21

3 1 1 Distance 1.67km



**1/19 Lusher Road Croydon VIC 3136** Sold Price RS $720,000 Sold Date 28-Oct-21

3 1 2 Distance 1.74km

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

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