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 SHRUBBY WALK CROYDON SOUTH 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	$780,000	&	$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$895,000	Property type	House	Suburb	Croydon South
Period-from	01 May 2021	to	30 Apr 2022	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
7 THE GATEWAY CROYDON SOUTH VIC 3136	$825,000	12-Feb-22
126 BELMONT ROAD EAST CROYDON SOUTH VIC 3136	$805,000	27-Apr-22
1 PERRY CLOSE CROYDON SOUTH VIC 3136	$825,000	18-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: 18 May 2022

hockingstuart

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7 THE GATEWAY CROYDON SOUTH VIC 3136

3 1 1

Sold Price **$825,000** Sold Date **12-Feb-22**

Distance **0.08km**



126 BELMONT ROAD EAST CROYDON SOUTH VIC 3136

3 1 2

Sold Price RS **$805,000** Sold Date **27-Apr-22**

Distance **0.55km**



1 PERRY CLOSE CROYDON SOUTH VIC 3136

3 2 2

Sold Price **$825,000** Sold Date **18-Nov-21**

Distance **0.7km**

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

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