Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	6A BINBROOK DRIVE 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	$875,000	&	$925,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$922,500	Property type	House	Suburb	Croydon
Period-from	01 Aug 2021	to	31 Jul 2022	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
3/34 BINBROOK DRIVE CROYDON VIC 3136	987000	28-Jul-22
22 PLYMOUTH ROAD CROYDON VIC 3136	910000	07-May-22
10 MIDHURST ROAD CROYDON VIC 3136	910000	03-Apr-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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3/34 BINBROOK DRIVE CROYDON VIC 3136

3 2 2

Sold Price RS 987000 Sold Date 28-Jul-22

Distance 0.28km



22 PLYMOUTH ROAD CROYDON VIC 3136

3 1 1

Sold Price 910000 Sold Date 07-May-22

Distance 0.29km



10 MIDHURST ROAD CROYDON VIC 3136

3 2 2

Sold Price Sold Date 03-Apr-22

Distance 0.16km

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

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