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	2/8 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	$700,000	&	$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$695,000	Property type	Unit	Suburb	Croydon
Period-from	01 Nov 2021	to	31 Oct 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
5 POPE COURT MOOROOLBARK VIC 3138	$750,000	24-Jul-22
2/13 PARRY DRIVE MOOROOLBARK VIC 3138	$733,000	21-Sep-22
25 SPRIGGS DRIVE CROYDON VIC 3136	$735,000	17-Nov-22

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: 29 November 2022

hockingstuart

Hockingstuart Ringwood
M 98769001
E ringwood@hockingstuart.com



5 POPE COURT MOOROOLBARK VIC 3138

3 2 1

Sold Price **$750,000** Sold Date **24-Jul-22**

Distance **1.68km**



2/13 PARRY DRIVE MOOROOLBARK VIC 3138

3 2 2

Sold Price **$733,000** Sold Date **21-Sep-22**

Distance **1.34km**



25 SPRIGGS DRIVE CROYDON VIC 3136

3 2 2

Sold Price RS **$735,000** Sold Date **17-Nov-22**

Distance **0.47km**

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

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