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	1/74-76 MAROONDAH HIGHWAY 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	$625,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$685,700	Property type	Unit	Suburb	Croydon
Period-from	01 Oct 2021	to	30 Sep 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
1/16 GLADYS GROVE CROYDON VIC 3136	$700,000	24-May-22
2/5 SUNBEAM AVENUE RINGWOOD EAST VIC 3135	$760,000	27-Sep-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.

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1/16 GLADYS GROVE CROYDON VIC 3136

3 1 2

Sold Price **$700,000** Sold Date **24-May-22**

Distance **0.31km**



2/5 SUNBEAM AVENUE RINGWOOD EAST VIC 3135

3 1 2

Sold Price RS **$760,000** UN Sold Date **27-Sep-22**

Distance **1.83km**

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

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