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	1/211 MT DANDENONG ROAD 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	$410,000	&	$440,000

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
315/211 MT DANDENONG ROAD CROYDON VIC 3136	$432,000	01-Apr-21
24/24 CROYDON ROAD CROYDON VIC 3136	$434,950	22-Aug-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: 18 November 2022

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315/211 MT DANDENONG ROAD CROYDON VIC 3136

2 1 1

Sold Price **$432,000** Sold Date **01-Apr-21**

Distance **0km**



24/24 CROYDON ROAD CROYDON VIC 3136

2 1 1

Sold Price **$434,950** Sold Date **22-Aug-22**

Distance **0.66km**

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

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