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<br>Including suburb and postcode | 114/211 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 | $385,000 | & | $423,500 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $797,500 | Property type | Land | Suburb | Croydon |
| Period-from | 01 Jan 2022 | to | 31 Dec 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 |
|---|---|---|
| 1/211 MT DANDENONG ROAD CROYDON VIC 3136 | $435,000 | 19-Nov-22 |
| 69/13-15 HEWISH ROAD CROYDON VIC 3136 | $392,000 | 16-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: 24 January 2023

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**1/211 MT DANDENONG ROAD CROYDON VIC 3136**

2 1 1

Sold Price **$435,000** Sold Date **19-Nov-22**

Distance **0km**



**69/13-15 HEWISH ROAD CROYDON VIC 3136**

2 1 1

Sold Price **$392,000** Sold Date **16-Aug-22**

Distance **0.36km**

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

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