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	5/6 DONALD STREET 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	$650,000	&	$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$890,000	Property type	House	Suburb	Croydon
Period-from	01 Mar 2022	to	28 Feb 2023	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
8/8-12 LANDALE AVENUE CROYDON VIC 3136	$660,000	23-Dec-22
2/451 DORSET ROAD CROYDON VIC 3136	$652,500	19-Dec-22
1 LUCINLEY CLOSE KILSYTH VIC 3137	$665,000	04-Mar-23

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: 28 March 2023

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8/8-12 LANDALE AVENUE CROYDON VIC 3136

3 2 2

Sold Price **$660,000** Sold Date **23-Dec-22**

Distance **0.38km**



2/451 DORSET ROAD CROYDON VIC 3136

3 2 2

Sold Price **$652,500** Sold Date **19-Dec-22**

Distance **1.5km**



1 LUCINLEY CLOSE KILSYTH VIC 3137

3 2 2

Sold Price RS **$665,000** Sold Date **04-Mar-23**

Distance **1.87km**

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

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