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	1/18 MEADOW ROAD CROYDON NORTH 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	$640,000	&	$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$740,750	Property type	Unit	Suburb	Croydon North
Period-from	01 Jun 2022	to	31 May 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
4/298 MAROONDAH HIGHWAY CROYDON VIC 3136	$700,000	20-Feb-23
3/11 MEADOW ROAD CROYDON NORTH VIC 3136	$675,000	25-Apr-23
1/64A LYONS ROAD CROYDON NORTH VIC 3136	$706,000	07-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: 02 June 2023

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4/298 MAROONDAH HIGHWAY CROYDON VIC 3136

3 2 2

Sold Price **$700,000** Sold Date **20-Feb-23**

Distance **0.41km**

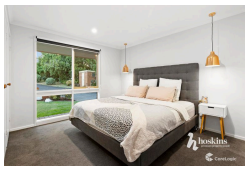


3/11 MEADOW ROAD CROYDON NORTH VIC 3136

3 1 2

Sold Price RS **$675,000** Sold Date **25-Apr-23**

Distance **0.15km**



1/64A LYONS ROAD CROYDON NORTH VIC 3136

3 1 2

Sold Price RS **$706,000** Sold Date **07-Mar-23**

Distance **1.53km**

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

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