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	18 SOMERSET CRESCENT 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	$1,200,000	&	$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$885,000	Property type	House	Suburb	Croydon
Period-from	01 Apr 2022	to	31 Mar 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
57 CROYDON ROAD CROYDON VIC 3136	$1,280,000	06-Dec-22
26 STIRLING ROAD CROYDON VIC 3136	$1,327,000	10-Dec-22
10 ELMORE AVENUE CROYDON VIC 3136	$1,366,000	24-Jan-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: 17 April 2023

CONSUMER AFFAIRS VICTORIA

Stockdale & Leggo
We see more than property

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57 CROYDON ROAD CROYDON VIC 3136

4 2 4

Sold Price RS $1,280,000 Sold Date 06-Dec-22

Distance 0.26km



26 STIRLING ROAD CROYDON VIC 3136

5 3 2

Sold Price $1,327,000 Sold Date 10-Dec-22

Distance 0.44km



10 ELMORE AVENUE CROYDON VIC 3136

5 2 4

Sold Price $1,366,000 Sold Date 24-Jan-23

Distance 1.22km

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

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