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	311/211 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	$390,000	&	$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$671,750	Property type	Unit	Suburb	Croydon
Period-from	01 Apr 2023	to	31 Mar 2024	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.

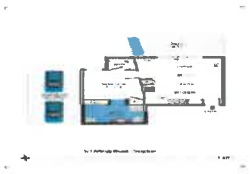
Address of comparable property	Price	Date of sale
1/1 ALFRICK ROAD CROYDON VIC 3136	$390,000	10-Mar-24
101/296 MT DANDENONG ROAD CROYDON VIC 3136	$400,000	23-Jan-24
203/211 MT DANDENONG ROAD CROYDON VIC 3136	$361,000	10-Nov-23

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: 11 April 2024

Stockdale & Leggo
We see more than property
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1/1 ALFRICK ROAD CROYDON VIC 3136
1 1 1

Sold Price RS $390,000 Sold Date 10-Mar-24
Distance 0.6km



101/296 MT DANDENONG ROAD CROYDON VIC 3136
1 1 1

Sold Price $400,000 Sold Date 23-Jan-24
Distance 0.6km



203/211 MT DANDENONG ROAD CROYDON VIC 3136
1 1 1

Sold Price $361,000 Sold Date 10-Nov-23
Distance 0.01km

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

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