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 MOOMBA COURT 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	$900,000	&	$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$947,500	Property type	House	Suburb	Croydon
Period-from	01 Sep 2023	to	31 Aug 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
5 BOYANA CRESCENT CROYDON VIC 3136	$980,000	21-Mar-24
376A MT DANDENONG ROAD CROYDON VIC 3136	$962,000	23-Mar-24
14A WILLIAM ROAD CROYDON VIC 3136	$995,000	16-May-24

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: 09 September 2024

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5 BOYANA CRESCENT CROYDON VIC 3136

3 3 2

Sold Price **$980,000** Sold Date **21-Mar-24**

Distance **0.62km**



376A MT DANDENONG ROAD CROYDON VIC 3136

3 2 2

Sold Price **$962,000** Sold Date **23-Mar-24**

Distance **1.05km**



14A WILLIAM ROAD CROYDON VIC 3136

3 2 2

Sold Price **$995,000** Sold Date **16-May-24**

Distance **1.7km**

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

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