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	107/291 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	$480,000	&	$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$683,000	Property type	Unit	Suburb	Croydon
Period-from	01 Jul 2023	to	30 Jun 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
208/291 MT DANDENONG ROAD CROYDON VIC 3136	$480,000	28-Feb-24
32/5-7 ALFRICK ROAD CROYDON VIC 3136	$485,000	25-Feb-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: 15 July 2024

Stockdale & Leggo
We see more than property
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208/291 MT DANDENONG ROAD CROYDON VIC 3136

2 1 -

Sold Price **$480,000** Sold Date **28-Feb-24**

Distance **0km**



32/5-7 ALFRICK ROAD CROYDON VIC 3136

2 1 -

Sold Price **$485,000** Sold Date **25-Feb-24**

Distance **0.2km**

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

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