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	19/24 CROYDON 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	$500,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$686,000	Property type	Unit	Suburb	Croydon
Period-from	01 Oct 2023	to	30 Sep 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
109/1 LUSHER ROAD CROYDON VIC 3136	$520,000	26-Sep-24
6/296 MT DANDENONG ROAD CROYDON VIC 3136	$555,000	09-Jul-24
15/50 LUSHER ROAD CROYDON VIC 3136	$525,000	24-Sep-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 October 2024

CONSUMER AFFAIRS VICTORIA

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We see more than property
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109/1 LUSHER ROAD CROYDON VIC 3136

2 2 1

Sold Price RS $520,000 Sold Date 26-Sep-24

Distance 0.81km



6/296 MT DANDENONG ROAD CROYDON VIC 3136

2 1 1

Sold Price $555,000 Sold Date 09-Jul-24

Distance 0.97km



15/50 LUSHER ROAD CROYDON VIC 3136

2 1 1

Sold Price RS $525,000 Sold Date 24-Sep-24

Distance 1.36km

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

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