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	2/14 Melton Grove, Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $640,000 & $680,000

Median sale price

Median price $770,000 Property Type Townhouse Suburb Croydon

Period - From 26/07/2022 to 25/07/2023 Source REIV

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 six 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	1/118 Mount View Pde CROYDON 3136	$727,000	30/06/2023
2	2/17 Edith Av CROYDON 3136	$670,000	15/05/2023
3	3/21 Nursery Rd CROYDON 3136	$657,000	29/06/2023

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 six months.~~

This Statement of Information was prepared on: 26/07/2023 17:56

2/14 Melton Grove, Croydon Vic 3136

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2 1 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$640,000 - $680,000
Median Townhouse Price
26/07/2022 - 25/07/2023: $770,000

Comparable Properties



1/118 Mount View Pde CROYDON 3136 (REI)

3 1 1

Price: $727,000
Method: Private Sale
Date: 30/06/2023
Property Type: Townhouse (Single)
Land Size: 286 sqm approx

Agent Comments



2/17 Edith Av CROYDON 3136 (REI/VG)

2 1 1

Price: $670,000
Method: Private Sale
Date: 15/05/2023
Property Type: Unit

Agent Comments



3/21 Nursery Rd CROYDON 3136 (REI)

2 1 2

Price: $657,000
Method: Private Sale
Date: 29/06/2023
Property Type: Unit
Land Size: 235 sqm approx

Agent Comments

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