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	306/211 Mount Dandenong Road, Croydon Vic 3136

Indicative selling price

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

Range between $390,000 & $429,000

Median sale price

Median price $810,000 Property Type House Suburb Croydon

Period - From 13/05/2020 to 12/05/2021 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	18/5-7 Alfrick Rd CROYDON 3136	$431,000	06/04/2021
2	16/24 Croydon Rd CROYDON 3136	$430,000	03/02/2021
3	102/291 Mt Dandenong Rd CROYDON 3136	$419,000	08/01/2021

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: 13/05/2021 13:05

306/211 Mount Dandenong Road, Croydon Vic 3136

- -

Property Type:
Agent Comments

Indicative Selling Price
$390,000 - $429,000
Median House Price
13/05/2020 - 12/05/2021: $810,000

Comparable Properties



18/5-7 Alfrick Rd CROYDON 3136 (REI)

2 1 -

Price: $431,000
Method: Private Sale
Date: 06/04/2021
Property Type: Apartment

Agent Comments



16/24 Croydon Rd CROYDON 3136 (REI/VG)

2 1 1

Price: $430,000
Method: Private Sale
Date: 03/02/2021
Property Type: Apartment

Agent Comments



102/291 Mt Dandenong Rd CROYDON 3136 (REI/VG)

2 1 1

Price: $419,000
Method: Private Sale
Date: 08/01/2021
Rooms: 3
Property Type: Apartment

Agent Comments

Account - Hoskins | P: 98747677, 9722 9755

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.