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	4/58 Maroondah Highway, Croydon Vic 3136

Indicative selling price

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

Range between $590,000 & $630,000

Median sale price

Median price $632,500 Property Type Unit Suburb Croydon

Period - From 01/07/2020 to 30/06/2021 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	3/20 Kitchener Rd CROYDON 3136	$630,000	24/08/2021
2	9/4 Starcross Av CROYDON 3136	$570,000	28/05/2021
3			

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: 01/10/2021 12:27

4/58 Maroondah Highway, Croydon Vic 3136

Brent Peters
9722 9755
0412 855 810
brent@hoskins.com.au



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Rooms: 7
Property Type: Unit
Land Size: 1212 sqm approx

Agent Comments

Indicative Selling Price
$590,000 - $630,000
Median Unit Price
Year ending June 2021: $632,500

Comparable Properties



3/20 Kitchener Rd CROYDON 3136 (REI/VG)

2 1 1

Price: $630,000
Method: Private Sale
Date: 24/08/2021
Property Type: Unit

Agent Comments



9/4 Starcross Av CROYDON 3136 (REI/VG)

2 1 1

Price: $570,000
Method: Private Sale
Date: 28/05/2021
Property Type: Unit
Land Size: 168 sqm approx

Agent Comments

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.

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