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: 12/371-375 Maroondah Highway, Croydon North Vic 3136

Indicative selling price

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

Range between $450,000 & $490,000

Median sale price

Median price $677,500 Property Type Unit Suburb Croydon North

Period - From 01/01/2022 to 31/12/2022 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	3/7 Laird St CROYDON 3136	$489,000	14/12/2022
2			
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: 16/02/2023 15:34

12/371-375 Maroondah Highway, Croydon North Vic 3136



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$450,000 - $490,000
Median Unit Price
Year ending December 2022: $677,500

Comparable Properties



3/7 Laird St CROYDON 3136 (REI)

2 1 1

Price: $489,000
Method: Private Sale
Date: 14/12/2022
Property Type: Unit

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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