Statement of Information

Multiple residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address Including suburb and postcode	2&4/65 Croydondale Drive, Mooroolbark Vic 3138

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Townhouse 2		Or range between	$720,000	&	$790,000
Townhouse 4		Or range between	$720,000	&	$790,000
		Or range between		&	
		Or range between		&	
		Or range between		&	

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	$657,500		Suburb	Mooroolbark	
Period - From	01/04/2024	to	30/06/2024	Source	REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class e.g. One bedroom units	Address of comparable unit	Price	Date of sale
Townhouse 2	33 Delville St MOOROOLBARK 3138	$738,500	12/07/2024
	30 Spriggs Dr CROYDON 3136	$739,000	04/05/2024
	87a Hawthory Rd MOOROOLBARK 3138	$780,000	22/08/2024

Unit type or class e.g. One bedroom units	Address of comparable unit	Price	Date of sale
Townhouse 4	33 Delville St MOOROOLBARK 3138	$738,500	12/07/2024
	30 Spriggs Dr CROYDON 3136	$739,000	04/05/2024
	87a Hawthory Rd MOOROOLBARK 3138	$780,000	22/08/2024

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OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on: 19/09/2024 15:50