

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 3/370 Maroondah Highway, Croydon Vic 3136

Indicative selling price

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

Single price \$769,950

Median sale price

Median price \$765,000

Property Type Townhouse

Suburb Croydon

Period - From 06/09/2021

to 05/09/2022

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	22 Evans Dr CROYDON 3136	\$773,000	05/07/2022
2	12a Morelle Ct MOOROOLBARK 3138	\$767,000	19/07/2022
3	3/328 Maroondah Hwy CROYDON 3136	\$761,500	09/08/2022

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:

06/09/2022 10:43



 3  2  2

Rooms: 5
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$769,950
Median Townhouse Price
06/09/2021 - 05/09/2022: \$765,000

Comparable Properties



22 Evans Dr CROYDON 3136 (REI/VG)

Agent Comments

 3  2  1

Price: \$773,000
Method: Private Sale
Date: 05/07/2022
Property Type: House
Land Size: 180 sqm approx

12a Morelle Ct MOOROOLBARK 3138 (VG)

Agent Comments

 3  -  -

Price: \$767,000
Method: Sale
Date: 19/07/2022
Property Type: Flat/Unit/Apartment (Res)



3/328 Maroondah Hwy CROYDON 3136 (REI)

Agent Comments

 3  2  2

Price: \$761,500
Method: Private Sale
Date: 09/08/2022
Property Type: House (Res)
Land Size: 207 sqm approx

Account - Philip Webb