

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 2/343 Maroondah Highway, Croydon North Vic 3136

Indicative selling price

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

Single price \$759,000

Median sale price

Median price \$680,000 Property Type Unit Suburb Croydon North

Period - From 01/10/2020 to 30/09/2021 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	2/13 Norman Rd CROYDON 3136	\$750,000	29/07/2021
2	3/290 Maroondah Hwy CROYDON 3136	\$736,000	11/12/2021
3	3/40 Karingal St CROYDON NORTH 3136	\$722,000	29/11/2021

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: 15/12/2021 13:29



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Rooms: 7
Property Type: Townhouse (Res)
Land Size: 211 sqm approx
Agent Comments

Indicative Selling Price
\$759,000
Median Unit Price
Year ending September 2021: \$680,000

Comparable Properties

2/13 Norman Rd CROYDON 3136 (VG)

Agent Comments

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Price: \$750,000
Method: Sale
Date: 29/07/2021
Property Type: Flat/Unit/Apartment (Res)

3/290 Maroondah Hwy CROYDON 3136 (REI)

Agent Comments

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Price: \$736,000
Method: Auction Sale
Date: 11/12/2021
Property Type: Unit
Land Size: 314 sqm approx



3/40 Karingal St CROYDON NORTH 3136 (REI/VG)

Agent Comments

 3  2  2

Price: \$722,000
Method: Private Sale
Date: 29/11/2021
Property Type: Townhouse (Single)
Land Size: 188 sqm approx

Account - Philip Webb