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	For the	meaning	of this	price see	consumer.vic.gov.au	/underquoting
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Single price \$759,000

Median sale price

Median price	\$680,000	Pro	perty Type Unit	t	:	Suburb	Croydon North
Period - From	01/10/2020	to	30/09/2021	Sou	urce	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.

Add	dress 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









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)



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

3/290 Maroondah Hwy CROYDON 3136 (REI)

Agent Comments



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



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

Account - Philip Webb





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