

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

5/292 Maroondah Highway, Croydon Vic 3136

Indicative selling price

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

Range between \$520,000 & \$570,000

Median sale price

Median price \$542,500 Property Type Unit Suburb Croydon

Period - From 01/07/2019 to 30/09/2019 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	3/268 Maroondah Hwy CROYDON 3136	\$580,000	06/06/2019
2	245a Dorset Rd CROYDON 3136	\$560,000	22/08/2019
3	1/63-65 Surrey Rd.E CROYDON 3136	\$520,000	09/05/2019

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:

30/10/2019 10:52



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Property Type: Unit
Land Size: 258 sqm approx
Agent Comments

Indicative Selling Price
\$520,000 - \$570,000
Median Unit Price
September quarter 2019: \$542,500

Comparable Properties



3/268 Maroondah Hwy CROYDON 3136 (REI/VG)

Agent Comments

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Price: \$580,000
Method: Private Sale
Date: 06/06/2019
Rooms: 3
Property Type: Unit
Land Size: 285 sqm approx

245a Dorset Rd CROYDON 3136 (VG)

Agent Comments

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Price: \$560,000
Method: Sale
Date: 22/08/2019
Property Type: Flat/Unit/Apartment (Res)
Land Size: 250 sqm approx



1/63-65 Surrey Rd.E CROYDON 3136 (REI/VG)

Agent Comments

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Price: \$520,000
Method: Private Sale
Date: 09/05/2019
Rooms: 3
Property Type: Unit