

Statement of Information



Single residential property located in the Melbourne metropolitan area
Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Street: 1/114 Maroondah Highway

Suburb: Croydon

State: VIC

Postcode: 3136

Indicative selling price

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

~~Single price: \$ _____~~

~~OR~~

Range between: \$ 820,000 and \$ 880,000

Median sale price

Median price: \$ 906,000

Property type: House

Suburb: Croydon

Period - From: 01 / 10 / 2023 to: 29 / 02 / 2024 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	<u>2/ 27 Binbrook Drive, Croydon VIC 3136</u>	<u>\$ 955,000</u>	<u>10 / 11 / 2023</u>
2	<u>2/ 35 Taylars Road, Croydon VIC 3136</u>	<u>\$ 850,000</u>	<u>13 / 11 / 2023</u>
3	<u>1/ 116 Hull Road, Croydon VIC 3136</u>	<u>\$ 825,000</u>	<u>11 / 11 / 2023</u>

~~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 April 2024