

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

1/343 Maroondah Highway, Croydon North Vic 3136

Indicative selling price

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

Range between \$590,000 & \$640,000

Median sale price

Median price \$750,000 Property Type Unit Suburb Croydon North

Period - From 01/04/2023 to 31/03/2024 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	10/7 Bonnie View Rd CROYDON NORTH 3136	\$630,000	14/03/2024
2	2/100 Dorset Rd CROYDON 3136	\$619,500	22/05/2024
3	5/1 Rawlinson St CROYDON 3136	\$601,000	15/01/2024

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:

04/07/2024 15:40



Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$590,000 - \$640,000
Median Unit Price
 Year ending March 2024: \$750,000

Comparable Properties



10/7 Bonnie View Rd CROYDON NORTH 3136 (REI/VG) [Agent Comments](#)



Price: \$630,000
Method: Private Sale
Date: 14/03/2024
Property Type: House (Res)
Land Size: 192 sqm approx



2/100 Dorset Rd CROYDON 3136 (REI/VG) [Agent Comments](#)



Price: \$619,500
Method: Auction Sale
Date: 22/05/2024
Property Type: Unit
Land Size: 217 sqm approx



5/1 Rawlinson St CROYDON 3136 (REI/VG) [Agent Comments](#)



Price: \$601,000
Method: Private Sale
Date: 15/01/2024
Property Type: Unit

Account - Barry Plant | P: 03 9722 7166 | F: 03 9722 7008