

## 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

1/6-8 WARRIEN ROAD CROYDON NORTH VIC 3136

### Indicative selling price

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

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$725,000

Property type

Unit

Suburb

Croydon North

Period-from

01 Dec 2022

to

30 Nov 2023

Source

Corelogic

### 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 6 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

1/355 MAROONDAH HIGHWAY CROYDON NORTH VIC 3136	\$715,000	10-Nov-23
2/315 MAROONDAH HIGHWAY CROYDON NORTH VIC 3136	\$752,500	19-Oct-23
4/6-8 WARRIEN ROAD CROYDON NORTH VIC 3136	\$813,500	24-Oct-23

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 6 months.

This Statement of Information was prepared on: 12 December 2023



**1/355 MAROONDAH HIGHWAY  
CROYDON NORTH VIC 3136**

3 2 2

Sold Price

<sup>RS</sup> **\$715,000** Sold Date **10-Nov-23**

Distance **0.89km**



**2/315 MAROONDAH HIGHWAY  
CROYDON NORTH VIC 3136**

3 2 2

Sold Price

**\$752,500** Sold Date **19-Oct-23**

Distance **0.39km**



**4/6-8 WARRIEN ROAD CROYDON  
NORTH VIC 3136**

3 2 2

Sold Price

<sup>RS</sup> **\$813,500** Sold Date **24-Oct-23**

Distance **0.03km**

RS = Recent sale

UN = Undisclosed Sale

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