

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 MOOMBA COURT CROYDON VIC 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

\$995,000

&

\$1,090,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

House

Suburb

Croydon

Period-from

01 May 2023

to

30 Apr 2024

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

2 THACKERAY COURT CROYDON VIC 3136	\$1,152,000	07-Feb-24
12 FARNLEY STREET CROYDON VIC 3136	\$1,066,000	22-Dec-23
1 BRAEMAR STREET CROYDON VIC 3136	\$1,055,000	02-Apr-24

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: 17 May 2024

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**2 THACKERAY COURT CROYDON
VIC 3136**

3 2 2

Sold Price

\$1,152,000Sold Date **07-Feb-24**

Distance

0.79km**12 FARNLEY STREET CROYDON
VIC 3136**

3 3 2

Sold Price

\$1,066,000Sold Date **22-Dec-23**

Distance

0.8km**1 BRAEMAR STREET CROYDON VIC
3136**

4 2 2

Sold Price

^{RS} **\$1,055,000**Sold Date **02-Apr-24**

Distance

1.19km**RS = Recent sale****UN = Undisclosed Sale**

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