

Statement of Information

Single residential property located in the Melbourne metropolitan area

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

10 HUNTER STREET, CROYDON, VIC 3136

Indicative selling price

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

Price Range: \$630,000 to \$690,000

Median sale price

Median price

Property type

House

Suburb

CROYDON

Period

01 July 2022 to 30 June 2023

Source

pricfinder

Comparable property sales

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.

Address of comparable property

Price

Date of sale

3/56 MAROONDAH HWY, CROYDON, VIC 3136	\$630,000	14/04/2023
410 MAROONDAH HWY, RINGWOOD, VIC 3134	\$685,000	12/05/2023

This Statement of Information was prepared on:

30/08/2023