

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

11/10-12 RAY STREET 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Croydon

Period-from

01 Jan 2023

to

31 Dec 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

3/68 HEWISH ROAD CROYDON VIC 3136	\$450,000	21-Dec-23
22/5-7 ALFRICK ROAD CROYDON VIC 3136	\$467,000	24-Nov-23
2/199 HULL ROAD MOOROOLBARK VIC 3138	\$460,000	31-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: 09 January 2024


**3/68 HEWISH ROAD CROYDON
VIC 3136**
 2
  1
  1

Sold Price

^{RS} **\$450,000**

Sold Date

21-Dec-23

Distance

1.29km

**22/5-7 ALFRICK ROAD CROYDON
VIC 3136**
 2
  1
  1

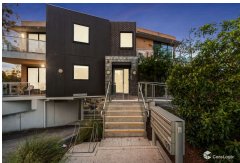
Sold Price

^{RS} **\$467,000**

Sold Date

24-Nov-23

Distance

1.5km

**2/199 HULL ROAD MOOROOLBARK
VIC 3138**
 2
  1
  1

Sold Price

^{RS} **\$460,000**

Sold Date

31-Oct-23

Distance

1.04km
RS = Recent sale

UN = Undisclosed Sale

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