

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

119 Maroondah Highway, Croydon Vic 3136

Indicative selling price

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

Range between \$820,000 & \$870,000

Median sale price

Median price \$906,000 Property Type House Suburb Croydon

Period - From 01/10/2023 to 31/12/2023 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	1/8 Clement Cr CROYDON 3136	\$868,000	23/03/2024
2	18 Starcross Av CROYDON 3136	\$855,000	29/12/2023
3	29 Latrobe Ct CROYDON HILLS 3136	\$850,000	23/01/2024

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:

25/03/2024 10:45



Property Type: House

Land Size: 541 sqm approx

Agent Comments

Comparable Properties



1/8 Clement Cr CROYDON 3136 (REI)

Agent Comments



Price: \$868,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 450 sqm approx



18 Starcross Av CROYDON 3136 (REI/VG)

Agent Comments



Price: \$855,000

Method: Private Sale

Date: 29/12/2023

Property Type: House

Land Size: 447 sqm approx



29 Latrobe Ct CROYDON HILLS 3136 (REI/VG)

Agent Comments



Price: \$850,000

Method: Private Sale

Date: 23/01/2024

Property Type: House

Land Size: 463 sqm approx