

## 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

17 WILDWOOD WALK CROYDON SOUTH 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

\$745,000

&

\$795,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$894,000

Property type

House

Suburb

Croydon South

Period-from

01 Apr 2023

to

31 Mar 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

1 SCHOOL WALK CROYDON SOUTH VIC 3136	900000	27-Feb-24
6 BLOSSOM WALK CROYDON SOUTH VIC 3136	816000	03-Dec-23
15 MOUNTAIN HEATH WALK CROYDON SOUTH VIC 3136	781500	21-Jan-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: 02 April 2024



**1 SCHOOL WALK CROYDON SOUTH VIC 3136**

3 2 2

Sold Price <sup>RS</sup> **900000** Sold Date **27-Feb-24**

Distance **0.42km**



**6 BLOSSOM WALK CROYDON SOUTH VIC 3136**

3 1 2

Sold Price **816000** Sold Date **03-Dec-23**

Distance **0.26km**



**15 MOUNTAIN HEATH WALK CROYDON SOUTH VIC 3136**

3 1 2

Sold Price **781500** Sold Date **21-Jan-24**

Distance **0.22km**

RS = Recent sale      UN = Undisclosed Sale

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