

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

2/3 MATHER CLOSE 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

\$760,000

&

\$815,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$671,750

Property type

Unit

Suburb

Croydon

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

Address of comparable property	Price	Date of sale
55 LINCOLN ROAD CROYDON VIC 3136	\$776,000	04-Nov-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.

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Allan Dowdell
P 03 8761 0688
M 0412 688 560
E allan@bellrealestate.com.au



55 LINCOLN ROAD CROYDON VIC 3136

Sold Price

\$776,000

Sold Date

04-Nov-23

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 1

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Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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