

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 WICKHAM ROAD 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

\$580,000

&

\$630,000

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

2/14 NEWMAN ROAD MOOROOLBARK VIC 3138	\$585,000	29-Sep-23
5/328 MAROONDAH HIGHWAY CROYDON VIC 3136	\$622,000	16-Aug-23
4 HAROLD CLOSE KILSYTH VIC 3137	\$630,000	20-Jul-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



**2/14 NEWMAN ROAD
MOOROOLBARK VIC 3138**

2 1 1

Sold Price **\$585,000** Sold Date **29-Sep-23**

Distance **0.57km**



**5/328 MAROONDAH HIGHWAY
CROYDON VIC 3136**

2 1 1

Sold Price **\$622,000** Sold Date **16-Aug-23**

Distance **1.16km**



**4 HAROLD CLOSE KILSYTH VIC
3137**

2 1 1

Sold Price **\$630,000** Sold Date **20-Jul-23**

Distance **1.65km**

RS = Recent sale

UN = Undisclosed Sale

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