

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

2/60 FARADAY ROAD CROYDON SOUTH 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Croydon South

Period-from

01 Aug 2022

to

31 Jul 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

1/54 LUSHER ROAD CROYDON VIC 3136	\$662,000	12-Mar-23
15/40-44 LUSHER ROAD CROYDON VIC 3136	\$642,500	30-Jun-23
1/168 MT DANDENONG ROAD RINGWOOD EAST VIC 3135	\$695,000	11-May-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: 01 August 2023



1/54 LUSHER ROAD CROYDON VIC 3136 Sold Price **\$662,000** Sold Date **12-Mar-23**

2 1 1

Distance **1.34km**



15/40-44 LUSHER ROAD CROYDON VIC 3136 Sold Price **\$642,500** Sold Date **30-Jun-23**

2 1 1

Distance **1.46km**



1/168 MT DANDENONG ROAD RINGWOOD EAST VIC 3135 Sold Price **\$695,000** Sold Date **11-May-23**

2 1 1

Distance **1.95km**

RS = Recent sale

UN = Undisclosed Sale

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