

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 CAMBRIDGE CLOSE CROYDON HILLS 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

\$1,650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,170,000

Property type

House

Suburb

Croydon Hills

Period-from

01 May 2023

to

30 Apr 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

2 CAMBRIDGE CLOSE CROYDON HILLS VIC 3136	\$1,338,000	17-Dec-22
30 CROYDON HILLS DRIVE CROYDON HILLS VIC 3136	\$1,605,000	11-Feb-24
45 GLENVALE ROAD DONVALE VIC 3111	\$1,950,000	15-Apr-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: 03 May 2024

**2 CAMBRIDGE CLOSE CROYDON HILLS VIC 3136**

5 4 2

Sold Price **\$1,338,000** Sold Date **17-Dec-22**Distance **0km****30 CROYDON HILLS DRIVE CROYDON HILLS VIC 3136**

5 4 2

Sold Price **\$1,605,000** Sold Date **11-Feb-24**Distance **1.07km****45 GLENVALE ROAD DONVALE VIC 3111**

5 4 2

Sold Price ^{RS} **\$1,950,000** Sold Date **15-Apr-24**Distance **4.82km**

RS = Recent sale

UN = Undisclosed Sale

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