

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

208/291 MT DANDENONG 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

\$460,000

&

\$505,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Croydon

Period-from

01 Dec 2022

to

30 Nov 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

22/5-7 ALFRICK ROAD CROYDON VIC 3136	\$467,000	24-Nov-23
G9/4 ALFRICK ROAD CROYDON VIC 3136	\$480,000	15-Sep-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: 20 December 2023



**22/5-7 ALFRICK ROAD CROYDON
VIC 3136**

Sold Price

^{RS}

\$467,000

Sold Date

24-Nov-23

 2  1  1

Distance

0.19km



**G9/4 ALFRICK ROAD CROYDON
VIC 3136**

Sold Price

^{RS}

\$480,000

Sold Date

15-Sep-23

 2  2  1

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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