

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

23 ARDEL STREET 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$874,000

Property type

House

Suburb

Croydon

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

12 ASHCOMBE DRIVE RINGWOOD VIC 3134	\$1,137,000	24-Jun-23
1 PENSBY COURT RINGWOOD VIC 3134	\$1,100,000	13-Apr-23
36 HIGHLAND BOULEVARD RINGWOOD VIC 3134	\$1,170,000	07-Mar-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: 29 August 2023



**12 ASHCOMBE DRIVE RINGWOOD
VIC 3134**

Sold Price

^{RS}

\$1,137,000

Sold Date

24-Jun-23

 4  2  2

Distance

0.26km



**1 PENSBY COURT RINGWOOD VIC
3134**

Sold Price

\$1,100,000

Sold Date

13-Apr-23

 4  2  2

Distance

0.55km



**36 HIGHLAND BOULEVARD
RINGWOOD VIC 3134**

Sold Price

\$1,170,000

Sold Date

07-Mar-23

 4  2  2

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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