

# 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

275 Maroondah Highway, Croydon North Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$660,000 & \$725,000

### Median sale price

Median price \$1,068,000 Property Type House Suburb Croydon North

Period - From 01/10/2022 to 30/09/2023 Source REIV

### 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 six 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	55 Lincoln Rd CROYDON 3136	\$776,000	04/11/2023
2	7 Anzac St CROYDON 3136	\$731,000	29/11/2023
3	1/345 Maroondah Hwy CROYDON NORTH 3136	\$685,000	21/11/2023

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 six months.~~

This Statement of Information was prepared on: 01/12/2023 10:07

275 Maroondah Highway, Croydon North Vic 3136



 3  1  1

**Property Type:** House (Res)  
**Land Size:** 460 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$660,000 - \$725,000  
**Median House Price**  
Year ending September 2023: \$1,068,000

## Comparable Properties



55 Lincoln Rd CROYDON 3136 (REI)

**Agent Comments**

 3  1  2

**Price:** \$776,000  
**Method:** Private Sale  
**Date:** 04/11/2023  
**Property Type:** House  
**Land Size:** 561 sqm approx



7 Anzac St CROYDON 3136 (REI)

**Agent Comments**

 2  1  2

**Price:** \$731,000  
**Method:** Sold Before Auction  
**Date:** 29/11/2023  
**Property Type:** House  
**Land Size:** 586 sqm approx



1/345 Maroondah Hwy CROYDON NORTH 3136 (REI) **Agent Comments**

 3  1  2

**Price:** \$685,000  
**Method:** Private Sale  
**Date:** 21/11/2023  
**Property Type:** House (Res)  
**Land Size:** 467 sqm approx

**Account - Vogl & Walpole Estate Agents | P: 03 8580 6200**



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