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 | 275 Maroondah Highway, Croydon North Vic 3136 |
|----------------------|---|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

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

Median sale price

| Median price | \$1,068,000 | Pro | perty 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

| Add | dress 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 comparableproperties 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 |
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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)

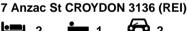
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Price: \$776.000 Method: Private Sale Date: 04/11/2023 Property Type: House Land Size: 561 sqm approx





Price: \$731,000

Method: Sold Before Auction

Date: 29/11/2023 Property Type: House Land Size: 586 sqm approx **Agent Comments**

Agent Comments



1/345 Maroondah Hwy CROYDON NORTH 3136 Agent Comments





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



