

## 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

11B NEWMAN ROAD CROYDON VIC 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$790,000

&

\$840,000

### 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

16A GREENVILLE STREET MOOROOLBARK VIC 3138	\$800,000	17-May-23
18 KEPSI PLACE CROYDON VIC 3136	\$845,000	11-Aug-23
5A GREENVILLE STREET MOOROOLBARK VIC 3138	\$845,000	21-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



**16A GREENVILLE STREET  
MOOROOLBARK VIC 3138**

3 2 2

Sold Price **\$800,000** Sold Date **17-May-23**

Distance **0.88km**



**18 KEPSE PLACE CROYDON VIC  
3136**

4 2 2

Sold Price **RS \$845,000** Sold Date **11-Aug-23**

Distance **1km**



**5A GREENVILLE STREET  
MOOROOLBARK VIC 3138**

3 2 2

Sold Price **\$845,000** Sold Date **21-Mar-23**

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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