

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

3/21 RONALD 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

\$790,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Croydon

Period-from

01 May 2023

to

30 Apr 2024

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

3/90-94 MT DANDENONG ROAD CROYDON VIC 3136	\$860,000	16-Dec-23
62A SELICK DRIVE CROYDON VIC 3136	\$785,000	03-Feb-24
2/1 TINTERN AVENUE BAYSWATER NORTH VIC 3153	\$800,000	07-Feb-24

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: 28 May 2024



**3/90-94 MT DANDENONG ROAD
CROYDON VIC 3136**

3 2 2

Sold Price **\$860,000** Sold Date **16-Dec-23**

Distance **0.78km**

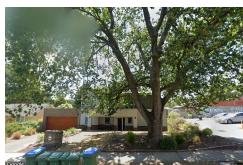


**62A SELICK DRIVE CROYDON VIC
3136**

3 2 2

Sold Price **\$785,000** Sold Date **03-Feb-24**

Distance **1.95km**



**2/1 TINTERN AVENUE
BAYSWATER NORTH VIC 3153**

3 2 2

Sold Price **\$800,000** Sold Date **07-Feb-24**

Distance **1.31km**

RS = Recent sale

UN = Undisclosed Sale

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