

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

3/24 BEAUFORT 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

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$671,750

Property type

Unit

Suburb

Croydon

Period-from

01 Apr 2023

to

31 Mar 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

10/4 CIVIC SQUARE CROYDON VIC 3136	\$765,000	12-Dec-23
4/9 MORRIS ROAD CROYDON VIC 3136	\$775,000	17-Feb-24
2/3 FREEMAN STREET RINGWOOD EAST VIC 3135	\$715,000	31-Oct-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: 19 April 2024



10/4 CIVIC SQUARE CROYDON VIC 3136 Sold Price

\$765,000 Sold Date **12-Dec-23**

 3  2  2

Distance **1.6km**



4/9 MORRIS ROAD CROYDON VIC 3136 Sold Price

\$775,000 Sold Date **17-Feb-24**

 3  2  2

Distance **1.45km**



2/3 FREEMAN STREET RINGWOOD EAST VIC 3135 Sold Price

\$715,000 Sold Date **31-Oct-23**

 2  1  2

Distance **1.79km**

RS = Recent sale

UN = Undisclosed Sale

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