

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

3/43 CAMERON 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

\$660,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$671,750

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

2/14 LAIRD STREET CROYDON VIC 3136	\$712,000	22-Jan-24
6/76-78 SHERLOCK ROAD CROYDON VIC 3136	\$620,000	10-Apr-24
18 NEVILLE STREET MOOROOLBARK VIC 3138	\$707,600	05-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: 06 May 2024



2/14 LAIRD STREET CROYDON VIC 3136

Sold Price

\$712,000

Sold Date

22-Jan-24

2 2 1

Distance

0.23km



6/76-78 SHERLOCK ROAD CROYDON VIC 3136

Sold Price

^{RS} **\$620,000**

Sold Date

10-Apr-24

2 1 1

Distance

0.31km



18 NEVILLE STREET MOOROOLBARK VIC 3138

Sold Price

^{RS} **\$707,600**

Sold Date

05-Feb-24

3 1 1

Distance

0.93km

RS = Recent sale

UN = Undisclosed Sale

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