

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 3/90-94 Mount Dandenong Road, Croydon Vic 3136

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$683,250 Property Type Unit Suburb Croydon

Period - From 01/07/2023 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	Price	Date of sale
1	3 Manifold Ct CROYDON SOUTH 3136	\$880,500	10/08/2023
2	28b Woodland Av CROYDON 3136	\$873,853	03/09/2023
3	6/32 Lusher Rd CROYDON 3136	\$825,000	31/10/2023

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 six months.~~

This Statement of Information was prepared on: 15/11/2023 11:12



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Property Type: Unit
Land Size: 404 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
Median Unit Price
September quarter 2023: \$683,250

Comparable Properties



3 Manifold Ct CROYDON SOUTH 3136 (REI/VG) **Agent Comments**

4 2 2

Price: \$880,500
Method: Private Sale
Date: 10/08/2023
Property Type: House
Land Size: 391 sqm approx



28b Woodland Av CROYDON 3136 (REI/VG) **Agent Comments**

3 2 2

Price: \$873,853
Method: Private Sale
Date: 03/09/2023
Property Type: House
Land Size: 368 sqm approx



6/32 Lusher Rd CROYDON 3136 (REI) **Agent Comments**

3 2 2

Price: \$825,000
Method: Private Sale
Date: 31/10/2023
Property Type: Unit
Land Size: 270 sqm approx

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