

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

376a Mount Dandenong Road, Croydon Vic 3136

Indicative selling price

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

Range between

\$850,000

 &

\$915,000

Median sale price

Median price

\$906,000

 Property Type

House

 Suburb

Croydon

Period - From

01/10/2023

 to

31/12/2023

 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	22 Mirang Av CROYDON 3136	\$895,000	22/11/2023
2	13 Newhaven La CROYDON 3136	\$890,000	14/02/2024
3	2/35 Taylors Rd CROYDON 3136	\$850,000	11/11/2023

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:

26/02/2024 10:11



Property Type:
Agent Comments

Indicative Selling Price
\$850,000 - \$915,000
Median House Price
December quarter 2023: \$906,000

Comparable Properties



22 Mirang Av CROYDON 3136 (REI/VG)

Agent Comments



Price: \$895,000
Method: Sold Before Auction
Date: 22/11/2023
Property Type: House (Res)
Land Size: 452 sqm approx



13 Newhaven La CROYDON 3136 (REI)

Agent Comments



Price: \$890,000
Method: Private Sale
Date: 14/02/2024
Property Type: House
Land Size: 243 sqm approx



2/35 Taylors Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 11/11/2023
Property Type: Townhouse (Res)
Land Size: 236 sqm approx