

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

4/4 CIVIC SQUARE 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Croydon

Period-from

01 Mar 2023

to

29 Feb 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

8/35 LEIGH ROAD CROYDON VIC 3136	\$530,000	08-Mar-24
1/300-304 DORSET ROAD CROYDON VIC 3136	\$572,500	16-Feb-24
10/294-298 DORSET ROAD CROYDON VIC 3136	\$580,000	06-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: 26 March 2024



8/35 LEIGH ROAD CROYDON VIC 3136

Sold Price

^{RS}

\$530,000

Sold Date

08-Mar-24

2 1 1

Distance

0.83km



1/300-304 DORSET ROAD CROYDON VIC 3136

Sold Price

^{RS}

\$572,500

Sold Date

16-Feb-24

2 1 1

Distance

0.84km



10/294-298 DORSET ROAD CROYDON VIC 3136

Sold Price

\$580,000

Sold Date

06-Feb-24

2 1 1

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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