

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 45 Mt Dandenong Road, Croydon Vic 3136

Indicative selling price

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

Range between \$690,000 & \$740,000

Median sale price

Median price \$928,500 Property Type House Suburb Croydon

Period - From 01/04/2023 to 31/03/2024 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	5 Mirabel Av RINGWOOD EAST 3135	\$760,000	13/04/2024
2	1/64 Mt Dandenong Rd RINGWOOD EAST 3135	\$730,000	27/03/2024
3	1/14 Ryland Av CROYDON 3136	\$704,999	31/03/2024

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: 21/05/2024 15:48



Property Type: House

Agent Comments

Comparable Properties



5 Mirabel Av RINGWOOD EAST 3135 (REI/VG) Agent Comments



Price: \$760,000

Method: Auction Sale

Date: 13/04/2024

Property Type: House (Res)

Land Size: 505 sqm approx



1/64 Mt Dandenong Rd RINGWOOD EAST 3135 (REI/VG) Agent Comments



Price: \$730,000

Method: Private Sale

Date: 27/03/2024

Property Type: Unit



1/14 Ryland Av CROYDON 3136 (REI/VG) Agent Comments



Price: \$704,999

Method: Private Sale

Date: 31/03/2024

Property Type: Unit