

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

5/359 MAROONDAH HIGHWAY CROYDON NORTH 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

\$690,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Croydon North

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

1/355 MAROONDAH HIGHWAY CROYDON NORTH VIC 3136	\$715,000	05-Nov-23
4/41-45 KARINGAL STREET CROYDON NORTH VIC 3136	\$692,000	24-Oct-23
173A MAROONDAH HIGHWAY CROYDON VIC 3136	\$727,500	07-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: 08 March 2024



**1/355 MAROONDAH HIGHWAY
CROYDON NORTH VIC 3136**

 3  2  2

Sold Price **\$715,000** Sold Date **05-Nov-23**

Distance **0.09km**



**4/41-45 KARINGAL STREET
CROYDON NORTH VIC 3136**

 3  1  2

Sold Price **\$692,000** Sold Date **24-Oct-23**

Distance **1.02km**



**173A MAROONDAH HIGHWAY
CROYDON VIC 3136**

 3  1  1

Sold Price **\$727,500** Sold Date **07-Feb-24**

Distance **1.74km**

RS = Recent sale

UN = Undisclosed Sale

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