

## 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 MACEY STREET CROYDON SOUTH VIC 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$894,000

Property type

House

Suburb

Croydon South

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

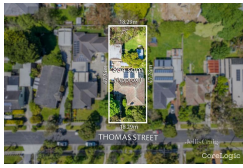
Date of sale

39 THOMAS STREET CROYDON SOUTH VIC 3136	\$818,000	18-Nov-23
4 EASTFIELD ROAD CROYDON SOUTH VIC 3136	\$845,000	18-Nov-23

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: 19 March 2024

**39 THOMAS STREET CROYDON  
SOUTH VIC 3136**

3 1 2

Sold Price

**\$818,000**

Sold Date

**18-Nov-23**

Distance

**0.65km****4 EASTFIELD ROAD CROYDON  
SOUTH VIC 3136**

3 1 1

Sold Price

**\$845,000**

Sold Date

**18-Nov-23**

Distance

**1.77km**

RS = Recent sale

UN = Undisclosed Sale

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