

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

8/35 LEIGH ROAD 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,425

Property type

Unit

Suburb

Croydon

Period-from

01 Feb 2023

to

31 Jan 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

10/18-28 ALFRICK ROAD CROYDON VIC 3136	\$550,000	17-Nov-23
12/355 DORSET ROAD CROYDON VIC 3136	\$570,000	04-Oct-23
10/65 HEWISH ROAD CROYDON VIC 3136	\$530,000	29-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: 14 February 2024



**10/18-28 ALFRICK ROAD
CROYDON VIC 3136**

2 1 1

Sold Price

^{RS} **\$550,000**

Sold Date **17-Nov-23**

Distance **0.28km**



**12/355 DORSET ROAD CROYDON
VIC 3136**

2 1 1

Sold Price

\$570,000

Sold Date **04-Oct-23**

Distance **0.14km**



**10/65 HEWISH ROAD CROYDON
VIC 3136**

2 1 1

Sold Price

^{RS} **\$530,000**

Sold Date **29-Nov-23**

Distance **0.9km**

RS = Recent sale

UN = Undisclosed Sale

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