Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	98 Mt Dandenong Road, Croydon Vic 3136
Including suburb and postcode	

Indicative selling price

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

Range between \$750,000	&	\$800,000
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Median sale price

Median price	\$755,000	Pro	perty Type	House		Suburb	Croydon
Period - From	01/01/2020	to	31/03/2020		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

Add	dress of comparable property	Price	Date of sale
1	8 Clegg Av CROYDON 3136	\$785,000	11/12/2019
2	6 Heathfield Ct CROYDON 3136	\$770,000	04/05/2020
3	17 Thurleigh Av CROYDON SOUTH 3136	\$705,000	28/04/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	04/06/2020 12:11









Property Type: Unit **Agent Comments**

Indicative Selling Price \$750,000 - \$800,000 **Median House Price** March quarter 2020: \$755,000

Comparable Properties



8 Clegg Av CROYDON 3136 (REI)





Price: \$785,000 Method: Private Sale Date: 11/12/2019 Property Type: House Land Size: 856 sqm approx **Agent Comments**



6 Heathfield Ct CROYDON 3136 (REI)





Price: \$770,000 Method: Private Sale Date: 04/05/2020 Rooms: 5

Property Type: House Land Size: 942 sqm approx **Agent Comments**



17 Thurleigh Av CROYDON SOUTH 3136 (REI) Agent Comments



Price: \$705,000 Method: Private Sale Date: 28/04/2020 Rooms: 6

Property Type: House (Res)

Land Size: 872 sqm approx

Account - Philip Webb





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.