

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	1/328 Maroondah Highway, Croydon Vic 3136
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Indicative selling price

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

Range between	\$720,000	&	\$790,000
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Median sale price

Median price	\$809,000	Property Type	House	Suburb	Croydon
Period - From	01/07/2022	to	30/09/2022	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	1/7 Thackeray Ct CROYDON 3136	\$775,000	30/08/2022
2	3/6 Haig St CROYDON 3136	\$750,000	11/11/2022
3	1/48 Diane Cr CROYDON 3136	\$748,000	25/10/2022

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: 30/11/2022 10:48