

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

3 NEWHAVEN LANE 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$682,000

Property type

Unit

Suburb

Croydon

Period-from

01 Feb 2024

to

31 Jan 2025

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

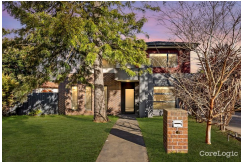
Date of sale

1/338 MT DANDENONG ROAD CROYDON VIC 3136	\$760,000	08-Sep-24
23 SPRIGGS DRIVE CROYDON VIC 3136	\$768,888	02-Oct-24
13 KEPSI PLACE CROYDON VIC 3136	\$750,000	03-Dec-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: 20 February 2025



**1/338 MT DANDENONG ROAD
CROYDON VIC 3136**

3 2 2

Sold Price **\$760,000** Sold Date **08-Sep-24**

Distance **1.29km**



**23 SPRIGGS DRIVE CROYDON VIC
3136**

3 2 2

Sold Price **\$768,888** Sold Date **02-Oct-24**

Distance **1.04km**



**13 KEPSE PLACE CROYDON VIC
3136**

3 2 2

Sold Price **\$750,000** Sold Date **03-Dec-24**

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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