

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

7/2-4 SANDGATE AVENUE 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

\$680,000

&

\$748,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$686,000

Property type

Unit

Suburb

Croydon

Period-from

01 Nov 2023

to

31 Oct 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

2/104 MAROONDAH HIGHWAY CROYDON VIC 3136	\$728,000	24-Jun-24
2/10 EDITH AVENUE CROYDON VIC 3136	\$725,000	12-Aug-24
252/67-81 MAROONDAH HIGHWAY CROYDON VIC 3136	\$725,000	09-Aug-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: 06 November 2024



**2/104 MAROONDAH HIGHWAY
CROYDON VIC 3136**

 3  2  2

Sold Price

\$728,000

Sold Date **24-Jun-24**

Distance **0.67km**



**2/10 EDITH AVENUE CROYDON
VIC 3136**

 3  1  1

Sold Price

\$725,000

Sold Date **12-Aug-24**

Distance **1.6km**



**252/67-81 MAROONDAH HIGHWAY
CROYDON VIC 3136**

 2  1  1

Sold Price

Sold Date **09-Aug-24**

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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