

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

2/63 MOUNT VIEW PARADE 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$686,000

Property type

Unit

Suburb

Croydon

Period-from

01 Oct 2023

to

30 Sep 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

2/25 PLUMER STREET CROYDON VIC 3136	\$686,000	19-Apr-24
2/46 BIRKENHEAD DRIVE KILSYTH VIC 3137	\$652,500	25-Sep-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: 11 October 2024



**2/25 PLUMER STREET CROYDON
VIC 3136**

Sold Price

\$686,000

Sold Date

19-Apr-24

 2  1  1

Distance

1.6km



**2/46 BIRKENHEAD DRIVE KILSYTH
VIC 3137**

Sold Price

^{RS} **\$652,500**

Sold Date

25-Sep-24

 2  1  1

Distance

1.91km

RS = Recent sale

UN = Undisclosed Sale

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