

## 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

4/11 VERNON STREET CROYDON VIC 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

\$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

10/11 VERNON STREET CROYDON VIC 3136	\$830,000	31-Aug-24
11/20 LUSHER ROAD CROYDON VIC 3136	\$830,000	20-Aug-24
3/21 RONALD ROAD CROYDON VIC 3136	\$820,000	25-Jul-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: 21 October 2024



**10/11 VERNON STREET CROYDON  
VIC 3136**

3 2 2

Sold Price

<sup>RS</sup>

**\$830,000**

Sold Date

**31-Aug-24**

Distance

**0km**



**11/20 LUSHER ROAD CROYDON  
VIC 3136**

3 2 2

Sold Price

**\$830,000**

Sold Date

**20-Aug-24**

Distance

**0.09km**



**3/21 RONALD ROAD CROYDON  
VIC 3136**

3 2 2

Sold Price

**\$820,000**

Sold Date

**25-Jul-24**

Distance

**0.74km**

RS = Recent sale

UN = Undisclosed Sale

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