

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 397 Mt Dandenong Road, Croydon, VIC 3136

Indicative selling price

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

Price Range

\$740,000

&

\$810,000

Median sale price

Median price

\$800,000

Property Type

House

Suburb

Croydon (3136)

Period - From

01/04/2020

to

31/03/2021

Source

Pricefinder

Comparable property sales

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
414 MT DANDENONG ROAD, CROYDON VIC 3136	\$775,000	15/03/2021
105 HULL ROAD, CROYDON VIC 3136	\$780,000	27/02/2021
223 DORSET ROAD, CROYDON VIC 3136	\$805,000	20/03/2021

This Statement of Information was prepared on: 07/07/2021