Statement of Information

Single residential property located in the Melbourne metropolitan area
Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Street: 1/ 309 Maroondah Highway

Suburb: Croydon North State: VIC Postcode: 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: $ 780,000 and $ 830,000

Median sale price

Median price: $ 707,500

Property type: Unit and Apartment

Suburb: Croydon North

Period - From: 01 / 03 / 2022 to: 28 / 02 / 2023 Source: REA

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 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
1	3/ 9 - 11 Zealandia Road East, Croydon North VIC 3136	$ 817,000	18 / 01 / 2023
2	6/ 31 Bonnie View Road, Croydon North VIC 3136	$ 777,000	30 / 01 / 2023
3	2/ 7 Emma Road, Croydon VIC 3136	$ 775,000	24 / 03 / 2023

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 six months.~~

This Statement of Information was prepared on: 28 March 2023