

## 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 Ardel 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

\$1,300,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$867,500

Property type

House

Suburb

Croydon

Period-from

01 Oct 2020

to

30 Sep 2021

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

22 Mundara Drive Ringwood VIC 3134	\$1,295,000	30-Jun-21
9 Parkgate Drive Ringwood VIC 3134	\$1,275,000	15-May-21
5 Epacris Court Ringwood VIC 3134	\$1,322,000	03-Jun-21

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 2021



**22 Mundara Drive Ringwood VIC 3134**

Sold Price **\$1,295,000** Sold Date **30-Jun-21**

 4  2  3

Distance **0.72km**

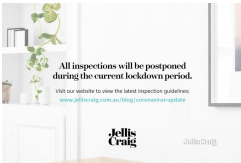


**9 Parkgate Drive Ringwood VIC 3134**

Sold Price **\$1,275,000** Sold Date **15-May-21**

 5  2  4

Distance **0.76km**



**5 Epacris Court Ringwood VIC 3134**

Sold Price **\$1,322,000** Sold Date **03-Jun-21**

 4  2  3

Distance **0.8km**

RS = Recent sale      UN = Undisclosed Sale

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