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## Unit Offered for Sale

1/80 Diane Crescent Croydon VIC 3136

 4  2  2

## Indicative Selling Price

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

Range between \$670,000 & \$735,000

## Median Sale Price

\$490,000 Units in Croydon between May 2016 - Apr 2017

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.



1/16 Norman Road Croydon VIC  
3136

 3  2  2

Sold Price **\$720,000** Sold Date **01-Dec-16**

Distance **1.61km**



3/9-11 Beaufort Road Croydon VIC  
3136

 3  2  2

Sold Price **\$721,000** Sold Date **13-May-17**

Distance **3.99km**



3/19-21 James Road Croydon VIC  
3136

 3  3  2

Sold Price **\$705,000** Sold Date **22-Apr-17**

Distance **1.17km**

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