

# 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

1/51 Warriën Road, Croydon North Vic 3136

### Indicative selling price

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

Range between \$600,000 & \$660,000

### Median sale price

Median price \$667,500 Property Type Unit Suburb Croydon North

Period - From 18/10/2022 to 17/10/2023 Source REIV

### 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	6/292 Maroondah Hwy CROYDON 3136	\$640,000	20/07/2023
2	2/39 Exeter Rd CROYDON NORTH 3136	\$620,000	15/07/2023
3	1/7 Bonnie View Rd CROYDON NORTH 3136	\$600,000	19/04/2023

**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: 18/10/2023 12:03



 2    1    1

**Property Type:** Unit  
**Land Size:** 356 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$600,000 - \$660,000  
**Median Unit Price**  
18/10/2022 - 17/10/2023: \$667,500

## Comparable Properties



**6/292 Maroondah Hwy CROYDON 3136**  
(REI/VG)

**Agent Comments**

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**Price:** \$640,000  
**Method:** Private Sale  
**Date:** 20/07/2023  
**Property Type:** Unit  
**Land Size:** 220 sqm approx



**2/39 Exeter Rd CROYDON NORTH 3136**  
(REI/VG)

**Agent Comments**

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**Price:** \$620,000  
**Method:** Auction Sale  
**Date:** 15/07/2023  
**Property Type:** Unit  
**Land Size:** 223 sqm approx



**1/7 Bonnie View Rd CROYDON NORTH 3136**  
(REI/VG)

**Agent Comments**

 2    1    2

**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 19/04/2023  
**Property Type:** Unit

**Account - Barry Plant | P: 03 9842 8888**