

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 14 The Range Boulevard, Croydon Vic 3136

Indicative selling price

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

Range between \$1,125,000 & \$1,175,000

Median sale price

Median price \$960,000 Property Type House Suburb Croydon

Period - From 01/01/2024 to 31/03/2024 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	13A Yarra Rd CROYDON 3136	\$1,170,000	27/01/2024
2	1 Alford Rise CROYDON NORTH 3136	\$1,150,000	19/12/2023
3	42 The Range Blvd CROYDON 3136	\$1,149,000	22/03/2024

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: 13/05/2024 10:02

14 The Range Boulevard, Croydon Vic 3136



 4  3  2

Property Type: House
Land Size: 528 sqm approx
Agent Comments

Indicative Selling Price
\$1,125,000 - \$1,175,000
Median House Price
March quarter 2024: \$960,000

Comparable Properties



13A Yarra Rd CROYDON 3136 (REI)

Agent Comments

 4  3  2

Price: \$1,170,000
Method: Private Sale
Date: 27/01/2024
Property Type: House (Res)
Land Size: 355 sqm approx



1 Alford Rise CROYDON NORTH 3136 (REI/VG) **Agent Comments**

 4  2  2

Price: \$1,150,000
Method: Private Sale
Date: 19/12/2023
Property Type: House
Land Size: 694 sqm approx



42 The Range Blvd CROYDON 3136 (REI/VG) **Agent Comments**

 4  2  2

Price: \$1,149,000
Method: Private Sale
Date: 22/03/2024
Property Type: House
Land Size: 448 sqm approx

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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