

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

17 Plumer Street, Croydon Vic 3136

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$887,500 Property Type House Suburb Croydon

Period - From 01/10/2022 to 30/09/2023 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	36 Croydon Rd CROYDON 3136	\$1,110,000	23/08/2023
2	34 Croydon Rd CROYDON 3136	\$1,080,000	14/08/2023
3			

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: 10/01/2024 10:42



Property Type: House (Previously Occupied - Detached)
Land Size: 1034 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
Year ending September 2023: \$887,500

Comparable Properties



36 Croydon Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$1,110,000
Method: Sold Before Auction
Date: 23/08/2023
Property Type: House (Res)
Land Size: 1007 sqm approx



34 Croydon Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$1,080,000
Method: Sold Before Auction
Date: 14/08/2023
Property Type: House (Res)
Land Size: 1010 sqm approx

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.

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