

# 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

19 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 \$1,150,000 & \$1,250,000

### Median sale price

Median price \$1,060,000 Property Type House Suburb Croydon North

Period - From 01/01/2023 to 31/12/2023 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	5 Lindisfarne Av CROYDON 3136	\$1,335,000	11/12/2023
2	26-28 Hull Rd CROYDON 3136	\$1,250,000	08/12/2023
3	107 Alto Av CROYDON 3136	\$1,145,000	29/08/2023

**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:

13/02/2024 13:34

19 Warriën Road, Croydon North Vic 3136

**Jellis  
Craig**

Sharyn de Vries

9870 6211

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4 2 0

**Property Type:** House (Res)

**Land Size:** 894 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median House Price**

Year ending December 2023: \$1,060,000

## Comparable Properties



**5 Lindisfarne Av CROYDON 3136 (REI)**

Agent Comments

3 2 4

**Price:** \$1,335,000

**Method:** Private Sale

**Date:** 11/12/2023

**Property Type:** House

**Land Size:** 1044 sqm approx



**26-28 Hull Rd CROYDON 3136 (REI)**

Agent Comments

4 3 2

**Price:** \$1,250,000

**Method:** Private Sale

**Date:** 08/12/2023

**Property Type:** House

**Land Size:** 975 sqm approx



**107 Alto Av CROYDON 3136 (REI/VG)**

Agent Comments

4 2 -

**Price:** \$1,145,000

**Method:** Private Sale

**Date:** 29/08/2023

**Property Type:** House

**Land Size:** 1022 sqm approx

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