

# 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

2/27 Binbrook Drive, Croydon 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 \$850,000 & \$935,000

### 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	70a Plymouth Rd CROYDON 3136	\$975,000	18/05/2023
2	7/2-4 Arthur PI CROYDON 3136	\$895,000	26/07/2023
3	15a Mt Dandenong Rd CROYDON 3136	\$880,000	28/06/2023

**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 15:50



4   2   2

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$850,000 - \$935,000

**Median House Price**

Year ending September 2023: \$887,500

## Comparable Properties



**70a Plymouth Rd CROYDON 3136 (REI/VG)**

Agent Comments

4   2   1

**Price:** \$975,000

**Method:** Private Sale

**Date:** 18/05/2023

**Property Type:** House (Res)



**7/2-4 Arthur PI CROYDON 3136 (REI)**

Agent Comments

3   2   2

**Price:** \$895,000

**Method:** Private Sale

**Date:** 26/07/2023

**Property Type:** Townhouse (Single)



**15a Mt Dandenong Rd CROYDON 3136 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$880,000

**Method:** Private Sale

**Date:** 28/06/2023

**Property Type:** House

**Land Size:** 381 sqm approx