

# 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

21 Macey Street, Croydon South 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

\$1,250,000

&

\$1,350,000

### Median sale price

Median price

\$876,000

Property Type

House

Suburb

Croydon South

Period - From

21/11/2022

to

20/11/2023

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	3 Glenora Av CROYDON 3136	\$1,300,300	17/06/2023
2	16 Tintern Av RINGWOOD EAST 3135	\$1,300,000	02/10/2023
3	6a Morris Rd CROYDON 3136	\$1,300,000	22/08/2023

**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:

21/11/2023 15:17



3   -  

**Property Type:** House (Res)

**Land Size:** 880 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,250,000 - \$1,350,000

**Median House Price**

21/11/2022 - 20/11/2023: \$876,000

## Comparable Properties



**3 Glenora Av CROYDON 3136 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$1,300,300

**Method:** Sold Before Auction

**Date:** 17/06/2023

**Property Type:** House (Res)

**Land Size:** 887 sqm approx



**16 Tintern Av RINGWOOD EAST 3135 (REI)**

Agent Comments

4   2   2

**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 02/10/2023

**Property Type:** House

**Land Size:** 548 sqm approx



**6a Morris Rd CROYDON 3136 (REI)**

Agent Comments

4   2   2

**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 22/08/2023

**Property Type:** House

**Land Size:** 464 sqm approx

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