

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 Tadjji Close, Croydon North Vic 3136

Indicative selling price

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

Range between \$960,000 & \$1,040,000

Median sale price

Median price \$1,087,000 Property Type House Suburb Croydon North

Period - From 01/04/2023 to 30/06/2023 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	39 Croydon Hills Dr CROYDON HILLS 3136	\$1,050,000	03/03/2023
2	10 Merrill Cr CROYDON HILLS 3136	\$1,005,000	22/03/2023
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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: 14/08/2023 16:09



Property Type: House

Land Size: 815 sqm approx

Agent Comments

Comparable Properties



39 Croydon Hills Dr CROYDON HILLS 3136 (REI/VG)

Agent Comments



Price: \$1,050,000

Method: Sold Before Auction

Date: 03/03/2023

Property Type: House (Res)

Land Size: 722 sqm approx



10 Merrill Cr CROYDON HILLS 3136 (REI/VG)

Agent Comments



Price: \$1,005,000

Method: Sold Before Auction

Date: 22/03/2023

Property Type: House (Res)

Land Size: 761 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.