

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 24 River Gum Drive, Croydon North Vic 3136

Indicative selling price

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

Range between \$1,200,000 & \$1,320,000

Median sale price

Median price \$1,068,000 Property Type House Suburb Croydon North

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	32 Narr Maen Dr CROYDON HILLS 3136	\$1,315,000	19/10/2023
2	20 Aumann Ct CROYDON NORTH 3136	\$1,230,000	06/10/2023
3	23 River Gum Dr CROYDON NORTH 3136	\$1,200,000	14/06/2023

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: 24/10/2023 09:33



Property Type: House

Land Size: 668 sqm approx

Agent Comments

Comparable Properties



32 Narr Maen Dr CROYDON HILLS 3136 (REI)

Agent Comments



Price: \$1,315,000

Method: Auction Sale

Date: 19/10/2023

Property Type: House (Res)

Land Size: 874 sqm approx



20 Aumann Ct CROYDON NORTH 3136 (REI)

Agent Comments



Price: \$1,230,000

Method: Private Sale

Date: 06/10/2023

Property Type: House

Land Size: 740 sqm approx



23 River Gum Dr CROYDON NORTH 3136 (REI/VG)

Agent Comments



Price: \$1,200,000

Method: Private Sale

Date: 14/06/2023

Property Type: House (Res)

Land Size: 680 sqm approx