## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	26a Taylors Road, Croydon Vic 3136
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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#### Median sale price

Median price \$960,000	Property Type	House	Suburb	Croydon
Period - From 01/01/2024	to 31/03/202	.4 Sc	ource 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

,	and the companion property		2410 0. 0410
1	2 Thackeray Ct CROYDON 3136	\$1,152,000	07/02/2024
2	4/31 Kitchener Rd CROYDON 3136	\$1,110,000	23/11/2023
3			

#### 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:	07/05/2024 09:49



Date of sale



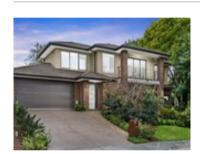


Property Type: House Land Size: 257 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,100,000 - \$1,200,000 **Median House Price** March quarter 2024: \$960,000

# Comparable Properties



2 Thackeray Ct CROYDON 3136 (REI)

**i** 2

**€** 2

Price: \$1,152,000

Method: Sold Before Auction

Date: 07/02/2024

Property Type: House (Res) Land Size: 502 sqm approx

**Agent Comments** 



4/31 Kitchener Rd CROYDON 3136 (REI)



Price: \$1,110,000 Method: Private Sale Date: 23/11/2023

Property Type: Townhouse (Single)

Agent Comments

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.

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



