## 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

3 Cheeseman Street, Croydon Vic 3136

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$780,000		&		\$830,000			
Median sale p	rice							
Median price	\$887,500	Pro	operty Type	Hou	se		Suburb	Croydon
Period - From	01/10/2022	to	30/09/2023		So	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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	10 Elizabeth St CROYDON 3136	\$874,000	11/11/2023
2	153 Dorset Rd CROYDON 3136	\$810,000	15/11/2023
3	123 Croydon Rd CROYDON 3136	\$790,000	12/12/2023

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:

22/12/2023 10:22





Jessica Clarke



**Property Type:** House Land Size: 836 sqm approx Agent Comments 9870 6211 0484 326 097 jessicaclarke@jelliscraig.com.au Indicative Selling Price

\$780,000 - \$830,000 Median House Price Year ending September 2023: \$887,500

# Comparable Properties



10 Elizabeth St CROYDON 3136 (REI)

Price: \$874,000 Method: Auction Sale Date: 11/11/2023 Property Type: House (Res) Land Size: 840 sqm approx Agent Comments

Agent Comments

Agent Comments



**Price:** \$810,000 **Method:** Private Sale

Method: Private Sale Date: 15/11/2023 Property Type: House Land Size: 832 sqm approx



123 Croydon Rd CROYDON 3136 (REI)

153 Dorset Rd CROYDON 3136 (REI)



Price: \$790,000 Method: Private Sale Date: 12/12/2023 Property Type: House Land Size: 720 sqm approx

### Account - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024



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