

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 consumer.vic.gov.au/underquoting

Range between \$780,000 & \$830,000

Median sale price

Median price \$887,500 Property Type House Suburb Croydon

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	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



 3  2  4

Property Type: House
Land Size: 836 sqm approx
Agent Comments

Indicative Selling Price

\$780,000 - \$830,000

Median House Price

Year ending September 2023: \$887,500

Comparable Properties



10 Elizabeth St CROYDON 3136 (REI)

Agent Comments

 3  2  1

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



153 Dorset Rd CROYDON 3136 (REI)

Agent Comments

 3  2  1

Price: \$810,000
Method: Private Sale
Date: 15/11/2023
Property Type: House
Land Size: 832 sqm approx



123 Croydon Rd CROYDON 3136 (REI)

Agent Comments

 3  1  2

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