

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

30 Mulawa Street, Croydon North Vic 3136

Indicative selling price

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

Range between \$950,000 & \$1,040,000

Median sale price

Median price \$1,060,000 Property Type House Suburb Croydon North

Period - From 01/01/2023 to 31/12/2023 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 | 5 Jarrod PI CROYDON NORTH 3136 | \$1,075,000 | 28/09/2023 |
| 2 | 7 Mckerral PI CROYDON NORTH 3136 | \$1,060,000 | 03/11/2023 |
| 3 | 1 Turkeith Cr CROYDON NORTH 3136 | \$990,000 | 23/11/2023 |

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:

15/01/2024 15:40



 4  2  1

Property Type: House
Land Size: 885 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,040,000
Median House Price
Year ending December 2023: \$1,060,000

Comparable Properties



5 Jarrod PI CROYDON NORTH 3136 (REI/VG) **Agent Comments**

 4  2  -

Price: \$1,075,000
Method: Private Sale
Date: 28/09/2023
Property Type: House (Res)
Land Size: 742 sqm approx



7 Mckerral PI CROYDON NORTH 3136 (REI) **Agent Comments**

 4  2  2

Price: \$1,060,000
Method: Private Sale
Date: 03/11/2023
Property Type: House
Land Size: 599 sqm approx



1 Turkeith Cr CROYDON NORTH 3136 (REI) **Agent Comments**

 4  2  2

Price: \$990,000
Method: Private Sale
Date: 23/11/2023
Property Type: House
Land Size: 866 sqm approx