

# 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 31 James Milne Drive, Croydon North Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$1,087,000 Property Type House Suburb Croydon North

Period - From 01/04/2023 to 30/06/2023 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	33 Angelica Cr CROYDON HILLS 3136	\$1,022,500	21/06/2023
2	14 James Milne Dr CROYDON NORTH 3136	\$930,000	01/08/2023
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: 18/09/2023 13:25

31 James Milne Drive, Croydon North Vic 3136

**Jellis  
Craig**

Erin McDougall

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**Indicative Selling Price**

\$950,000 - \$1,000,000

**Median House Price**

June quarter 2023: \$1,087,000



 4  2  2

**Property Type:** House

**Land Size:** 668 sqm approx

Agent Comments

## Comparable Properties



**33 Angelica Cr CROYDON HILLS 3136**  
(REI/VG)

Agent Comments

 4  2  2

**Price:** \$1,022,500

**Method:** Auction Sale

**Date:** 21/06/2023

**Property Type:** House (Res)

**Land Size:** 662 sqm approx



**14 James Milne Dr CROYDON NORTH 3136**  
(REI/VG)

Agent Comments

 3  2  2

**Price:** \$930,000

**Method:** Private Sale

**Date:** 01/08/2023

**Property Type:** House

**Land Size:** 693 sqm approx

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



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