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

32 Croydon Road, Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	tween \$900,000		&		\$990,000					
Median sale price										
Median price	\$960,000	Pro	Property Type Ho		House		Suburb	Croydon		
Period - From	01/01/2024	to	31/03/2024		So	urce	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	7 Farnley St CROYDON 3136	\$950,000	18/03/2024
2	9 Emma Rd CROYDON 3136	\$888,000	09/03/2024
3	24 Timms Av CROYDON 3136	\$856,000	15/03/2024

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:

23/05/2024 11:54









Property Type: House **Land Size:** 1012 sqm approx Agent Comments 98⁷0 6211 0418 149 290 josephcorsi@jelliscraig.com.au

Indicative Selling Price \$900,000 - \$990,000 Median House Price March quarter 2024: \$960,000

Comparable Properties

	7 Farnley St CROYDON 3136 (REI/VG) 3 1 1 1 Price: \$950,000 Method: Private Sale Date: 18/03/2024 Property Type: House Land Size: 848 sqm approx	Agent Comments
1073 sqm tepprox.L	9 Emma Rd CROYDON 3136 (REI) 3 2 2 1 Price: \$888,000 Method: Auction Sale Date: 09/03/2024 Property Type: House (Res) Land Size: 1073 sqm approx	Agent Comments
	24 Timms Av CROYDON 3136 (REI/VG) 3 1 2 2 Price: \$856,000 Method: Private Sale Date: 15/03/2024 Property Type: House Land Size: 1056 sqm approx	Agent Comments

Account - Jellis Craig | P: 03 9870 6211



propertydata

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