

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$990,000

### Median sale price

Median price \$960,000 Property Type House Suburb Croydon

Period - From 01/01/2024 to 31/03/2024 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	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



3 1 2

**Property Type:** House

**Land Size:** 1012 sqm approx

Agent Comments

## Comparable Properties



**7 Farnley St CROYDON 3136 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$950,000

**Method:** Private Sale

**Date:** 18/03/2024

**Property Type:** House

**Land Size:** 848 sqm approx



**9 Emma Rd CROYDON 3136 (REI)**

Agent Comments

3 2 1

**Price:** \$888,000

**Method:** Auction Sale

**Date:** 09/03/2024

**Property Type:** House (Res)

**Land Size:** 1073 sqm approx



**24 Timms Av CROYDON 3136 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$856,000

**Method:** Private Sale

**Date:** 15/03/2024

**Property Type:** House

**Land Size:** 1056 sqm approx