## 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

34 Croydon Road, Croydon Vic 3136

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range between \$900,000			&		\$990,000			
Median sale p	rice							
Median price	\$865,750	Pro	operty Type	Hou	se		Suburb	Croydon
Period - From	01/01/2023	to	31/03/2023		So	ource	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.

Ado	dress of comparable property	Price	Date of sale
1	10 Kurrajong Av CROYDON 3136	\$950,000	28/06/2023
2	76 Lusher Rd CROYDON 3136	\$900,000	25/05/2023
3	61 Diane Cr CROYDON 3136	\$880,000	29/06/2023

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:

06/07/2023 16:04









**Property Type:** House **Land Size:** 1010 sqm approx Agent Comments Andrew Luke 0399085700 0419154064 andrewluke@jelliscraig.com.au

> Indicative Selling Price \$900,000 - \$990,000 Median House Price March quarter 2023: \$865,750

# **Comparable Properties**

APPROVED PLANS & PERMITS FOR 3 SINGLE LEVEL TOWNHOUSES	10 Kurrajong Av CROYDON 3136 (REI) 4 1 - Price: \$950,000 Method: Private Sale Date: 28/06/2023 Property Type: House	Agent Comments
	76 Lusher Rd CROYDON 3136 (REI/VG) 4 2 2 2 Price: \$900,000 Method: Private Sale Date: 25/05/2023 Property Type: House Land Size: 1108 sqm approx	Agent Comments
	61 Diane Cr CROYDON 3136 (REI) 3 1 6 4 Price: \$880,000 Method: Private Sale Date: 29/06/2023 Property Type: House Land Size: 1010 sqm approx	Agent Comments

#### Account - Jellis Craig | P: (03) 9908 5700



propertydata

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