

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 consumer.vic.gov.au/underquoting

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

Median sale price

Median price \$865,750 Property Type House Suburb Croydon

Period - From 01/01/2023 to 31/03/2023 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	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

Comparable Properties



10 Kurrajong Av CROYDON 3136 (REI)

Agent Comments



Price: \$950,000
Method: Private Sale
Date: 28/06/2023
Property Type: House



76 Lusher Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$900,000
Method: Private Sale
Date: 25/05/2023
Property Type: House
Land Size: 1108 sqm approx



61 Diane Cr CROYDON 3136 (REI)

Agent Comments



Price: \$880,000
Method: Private Sale
Date: 29/06/2023
Property Type: House
Land Size: 1010 sqm approx