

# 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 Power Street, 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 \$1,300,000 & \$1,400,000

### Median sale price

Median price \$1,068,000 Property Type House Suburb Croydon North

Period - From 01/10/2022 to 30/09/2023 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	5 Porter PI CROYDON NORTH 3136	\$1,350,000	23/06/2023
2	32 Narr Maen Dr CROYDON HILLS 3136	\$1,315,000	19/10/2023
3	3 Elana Ct CROYDON NORTH 3136	\$1,271,000	04/07/2023

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: 10/11/2023 16:43



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**Property Type:** House

**Land Size:** 894 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median House Price**

Year ending September 2023: \$1,068,000

## Comparable Properties



**5 Porter PI CROYDON NORTH 3136 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$1,350,000

**Method:** Private Sale

**Date:** 23/06/2023

**Property Type:** House

**Land Size:** 994 sqm approx



**32 Narr Maen Dr CROYDON HILLS 3136 (REI)**

Agent Comments

5   2   2

**Price:** \$1,315,000

**Method:** Auction Sale

**Date:** 19/10/2023

**Property Type:** House (Res)

**Land Size:** 874 sqm approx



**3 Elana Ct CROYDON NORTH 3136 (REI)**

Agent Comments

4   2   2

**Price:** \$1,271,000

**Method:** Private Sale

**Date:** 04/07/2023

**Property Type:** House (Res)

**Land Size:** 652 sqm approx