

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 37 Blazey Road, Croydon South Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$895,000 & \$950,000

Median sale price

Median price \$950,500 Property Type House Suburb Croydon South

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	8a Barclay Av CROYDON 3136	\$943,000	08/03/2024
2	2 Rozelle Av RINGWOOD EAST 3135	\$910,000	11/01/2024
3	1 School Wlk CROYDON SOUTH 3136	\$900,000	22/02/2024

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.~~

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Indicative Selling Price

\$895,000 - \$950,000

Median House Price

March quarter 2024: \$950,500



 3  1  1

Property Type: House

Land Size: 570 sqm approx

Agent Comments

Comparable Properties



8a Barclay Av CROYDON 3136 (REI)

Agent Comments

 3  2  2

Price: \$943,000

Method: Private Sale

Date: 08/03/2024

Property Type: House

Land Size: 480 sqm approx



2 Rozelle Av RINGWOOD EAST 3135 (REI)

Agent Comments

 3  1  1

Price: \$910,000

Method: Private Sale

Date: 11/01/2024

Property Type: House (Res)

Land Size: 671 sqm approx



1 School Wik CROYDON SOUTH 3136 (REI/VG) Agent Comments

 3  2  2

Price: \$900,000

Method: Sold Before Auction

Date: 22/02/2024

Property Type: House (Res)

Land Size: 643 sqm approx

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