

# 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

39 Bamba Street, 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 \$1,150,000 & \$1,250,000

### Median sale price

Median price \$881,000 Property Type House Suburb Croydon

Period - From 01/07/2023 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	20 Savanna Dr MOOROOLBARK 3138	\$1,257,000	06/06/2023
2	38 Lyons Rd CROYDON NORTH 3136	\$1,225,000	12/10/2023
3	34 Bamba St CROYDON 3136	\$1,055,000	03/05/2023

**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: 15/11/2023 17:07



 4    2    2

**Property Type:** House  
**Land Size:** 862 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,150,000 - \$1,250,000  
**Median House Price**  
September quarter 2023: \$881,000

## Comparable Properties



**20 Savanna Dr MOOROOLBARK 3138 (REI/VG)** **Agent Comments**

 4    2    2

**Price:** \$1,257,000  
**Method:** Private Sale  
**Date:** 06/06/2023  
**Property Type:** House (Res)  
**Land Size:** 868 sqm approx



**38 Lyons Rd CROYDON NORTH 3136 (REI)** **Agent Comments**

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**Price:** \$1,225,000  
**Method:** Private Sale  
**Date:** 12/10/2023  
**Property Type:** House  
**Land Size:** 892 sqm approx



**34 Bambra St CROYDON 3136 (REI/VG)** **Agent Comments**

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**Price:** \$1,055,000  
**Method:** Auction Sale  
**Date:** 03/05/2023  
**Property Type:** House (Res)  
**Land Size:** 857 sqm approx

**Account - Barry Plant | P: 03 9842 8888**