

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

4/37 Holloway Road, Croydon North Vic 3136
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Indicative selling price

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

Range between

\$725,000

 &

\$790,000

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	15/37 Holloway Rd CROYDON NORTH 3136	\$803,000	06/10/2023
2	1/5 Humber Rd CROYDON NORTH 3136	\$768,888	12/05/2023
3	5/37 Holloway Rd CROYDON NORTH 3136	\$725,000	22/07/2023

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:

01/11/2023 11:02



 3  2  2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



15/37 Holloway Rd CROYDON NORTH 3136
(REI)

Agent Comments

 3  2  2

Price: \$803,000

Method: Private Sale

Date: 06/10/2023

Property Type: Unit

Land Size: 299 sqm approx



1/5 Humber Rd CROYDON NORTH 3136
(REI/VG)

Agent Comments

 3  2  3

Price: \$768,888

Method: Private Sale

Date: 12/05/2023

Property Type: House (Res)

Land Size: 344 sqm approx



5/37 Holloway Rd CROYDON NORTH 3136
(REI)

Agent Comments

 3  2  2

Price: \$725,000

Method: Auction Sale

Date: 22/07/2023

Property Type: House (Res)

Land Size: 266.13 sqm approx