## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address Including suburb and postcode	

#### Indicative selling price

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

Range between \$750,000	&	\$825,000
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#### Median sale price

Median price	\$1,060,000	Pro	perty Type	House		Suburb	Croydon North
Period - From	01/01/2023	to	31/12/2023		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

Add	dress of comparable property	Price	Date of sale
1	81 Exeter Rd CROYDON NORTH 3136	\$820,000	03/11/2023
2	242 Yarra Rd CROYDON NORTH 3136	\$725,000	09/12/2023
3	27 Dixon Av CROYDON 3136	\$720,000	17/08/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/02/2024 13:04





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**Indicative Selling Price** \$750,000 - \$825,000 **Median House Price** Year ending December 2023: \$1,060,000



## **Property Type:** Other (All Types) Land Size: 963 sqm approx

**Agent Comments** 

## Comparable Properties



81 Exeter Rd CROYDON NORTH 3136 (REI/VG) Agent Comments





Price: \$820,000 Method: Private Sale Date: 03/11/2023

Property Type: House (Res) Land Size: 700 sqm approx



242 Yarra Rd CROYDON NORTH 3136 (REI)



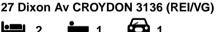


Price: \$725,000 Method: Private Sale Date: 09/12/2023 Property Type: House Land Size: 638 sqm approx









Price: \$720.000

Method: Sold Before Auction

Date: 17/08/2023

Property Type: House (Res) Land Size: 824 sqm approx

Account - Jellis Craig | P: (03) 9908 5700





Agent Comments

Agent Comments