

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 50 Andrew Crescent, Croydon South Vic 3136

Indicative selling price

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

Range between \$870,000 & \$950,000

Median sale price

Median price \$888,000 Property Type House Suburb Croydon South

Period - From 01/04/2023 to 30/06/2023 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	35 Glenwood Dr CROYDON 3136	\$940,000	16/05/2023
2	32 Glenwood Dr CROYDON 3136	\$927,000	20/05/2023
3	76 Lusher Rd CROYDON 3136	\$900,000	25/05/2023

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: 16/08/2023 12:56



 4  2  2

Property Type: House

Land Size: 896 sqm approx

Agent Comments

Indicative Selling Price

\$870,000 - \$950,000

Median House Price

June quarter 2023: \$888,000

Comparable Properties



35 Glenwood Dr CROYDON 3136 (REI)

Agent Comments

 4  2  2

Price: \$940,000

Method: Private Sale

Date: 16/05/2023

Property Type: House

Land Size: 915 sqm approx



32 Glenwood Dr CROYDON 3136 (REI)

Agent Comments

 3  2  2

Price: \$927,000

Method: Private Sale

Date: 20/05/2023

Property Type: House (Res)

Land Size: 873 sqm approx



76 Lusher Rd CROYDON 3136 (REI/VG)

Agent Comments

 4  2  2

Price: \$900,000

Method: Private Sale

Date: 25/05/2023

Property Type: House

Land Size: 1108 sqm approx