

# 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

58 Sellick Drive, 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 \$775,000 & \$825,000

### Median sale price

Median price \$928,500 Property Type House Suburb Croydon

Period - From 01/04/2023 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	35 Jesmond Rd CROYDON 3136	\$810,000	29/02/2024
2	280 Colchester Rd BAYSWATER NORTH 3153	\$790,000	13/12/2023
3	19 Day Cr BAYSWATER NORTH 3153	\$780,000	15/12/2023

**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:

06/06/2024 08:56



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**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 892 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$775,000 - \$825,000  
**Median House Price**  
Year ending March 2024: \$928,500

## Comparable Properties



35 Jesmond Rd CROYDON 3136 (REI/VG)

Agent Comments

3   1   2

**Price:** \$810,000  
**Method:** Private Sale  
**Date:** 29/02/2024  
**Property Type:** House  
**Land Size:** 857 sqm approx



280 Colchester Rd BAYSWATER NORTH 3153 (REI/VG)

Agent Comments

3   1   1

**Price:** \$790,000  
**Method:** Private Sale  
**Date:** 13/12/2023  
**Property Type:** House  
**Land Size:** 867 sqm approx



19 Day Cr BAYSWATER NORTH 3153 (REI/VG)

Agent Comments

3   2   2

**Price:** \$780,000  
**Method:** Private Sale  
**Date:** 15/12/2023  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 916 sqm approx

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