

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 61 Neuparth Road, Croydon North Vic 3136

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,150,000 Property Type House Suburb Croydon North

Period - From 01/01/2024 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	29 Alice St CROYDON NORTH 3136	\$1,115,000	27/04/2024
2	21 Oaktree Rd CROYDON NORTH 3136	\$1,048,888	13/02/2024
3	43 Humber Rd CROYDON NORTH 3136	\$1,001,000	10/05/2024

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: 21/06/2024 12:29



Property Type: House
Land Size: 983 sqm approx
Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

March quarter 2024: \$1,150,000

Comparable Properties



29 Alice St CROYDON NORTH 3136 (REI)

Agent Comments



Price: \$1,115,000
Method: Private Sale
Date: 27/04/2024
Property Type: House (Res)
Land Size: 981 sqm approx



21 Oaktree Rd CROYDON NORTH 3136 (REI/VG)

Agent Comments



Price: \$1,048,888
Method: Private Sale
Date: 13/02/2024
Property Type: House
Land Size: 1057 sqm approx



43 Humber Rd CROYDON NORTH 3136 (REI)

Agent Comments



Price: \$1,001,000
Method: Private Sale
Date: 10/05/2024
Property Type: House (Res)
Land Size: 1468 sqm approx