

STATEMENT OF INFORMATION

7 SHANE CRESCENT, CROYDON SOUTH, VIC 3136

PREPARED BY HARCOURTS VERMONT SOUTH

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



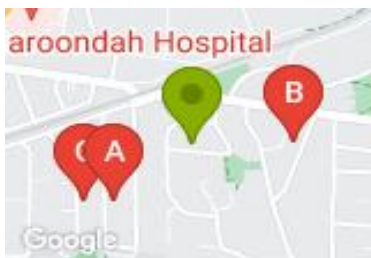
7 SHANE CRESCENT, CROYDON SOUTH, 3 1 2

Indicative Selling Price

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

Price Range: **\$900,000 to \$990,000**

MEDIAN SALE PRICE



CROYDON SOUTH, VIC, 3136

Suburb Median Sale Price (House)

\$943,000

01 April 2023 to 31 March 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



27 HIGHTON ST, RINGWOOD EAST, VIC 3135 3 1 2

Sale Price

****\$1,126,000**

Sale Date: 26/03/2024

Distance from Property: 329m



21-23 PLEASANT RISE, CROYDON SOUTH, VIC 3 3 3

Sale Price

\$1,445,000

Sale Date: 16/12/2023

Distance from Property: 332m



21 SMITHDENE AVE, RINGWOOD EAST, VIC 3 2 1

Sale Price

\$1,200,000

Sale Date: 04/11/2023

Distance from Property: 407m



This report has been compiled on 02/05/2024 by Harcourts Vermont South. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and postcode

7 SHANE CRESCENT, CROYDON SOUTH, VIC 3136

Indicative selling price

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

Price Range: \$900,000 to \$990,000


Median sale price

Median price: \$943,000

Property type: House

Suburb: CROYDON SOUTH

Period: 01 April 2023 to 31 March 2024

Source: 

Comparable property sales

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
27 HIGHTON ST, RINGWOOD EAST, VIC 3135	**\$1,126,000	26/03/2024
21-23 PLEASANT RISE, CROYDON SOUTH, VIC 3136	\$1,445,000	16/12/2023
21 SMITHDENE AVE, RINGWOOD EAST, VIC 3135	\$1,200,000	04/11/2023

This Statement of Information was prepared on: 02/05/2024