

## 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 72 Eastfield Road, Croydon South

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$1,000,000

### Median sale price

Median price \$888,000

Property type House

Suburb Croydon South

Period - From April 2023

to

June 2023

Source REIV

### 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
1. 2/19 Long View Road, Croydon South	\$ 900,000	19/08/2023
2. 29 Woodland Avenue, Croydon	\$ 1,200,000	15/06/2023
3. 30 Jesmond Road, Croydon	\$ 1,500,000	16/06/2023

This Statement of Information was prepared on: 18/10/2023

## Comparable properties



**\$ 900,000**

2/19 Long View Road, Croydon South, Victoria

DATE: 19/08/2023

PROPERTY TYPE: HOUSE

 4  2  
  1447 sqm



**\$ 1,200,000**

29 Woodland Avenue, Croydon, Victoria

DATE: 15/06/2023

PROPERTY TYPE: HOUSE

 3  1  
 1  1435 sqm



**\$ 1,500,000**

30 Jesmond Road, Croydon, Victoria

DATE: 16/06/2023

PROPERTY TYPE: HOUSE

 2  1  
 2  1980 sqm

Get a **FREE** property appraisal for your home

[APPRAISE MY PROPERTY →](#)

## Our Difference



Average of only 21 days on market



We pay your marketing fees



Highest price guarantee