Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8 Barnard Crescent, Croydon North Vic 3136

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$1,280,000		&		\$1,380,000			
Median sale p	rice							
Median price	\$1,068,000	Pro	operty Type	Hou	se		Suburb	Croydon North
Period - From	01/10/2022	to	30/09/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	22 Kelly Ct WARRANWOOD 3134	\$1,380,000	13/08/2023
2	32 Narr Maen Dr CROYDON HILLS 3136	\$1,315,000	19/10/2023
3	49 Nangathan Way CROYDON NORTH 3136	\$1,300,000	11/12/2023

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.

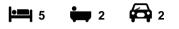
This Statement of Information was prepared on:

03/01/2024 11:54





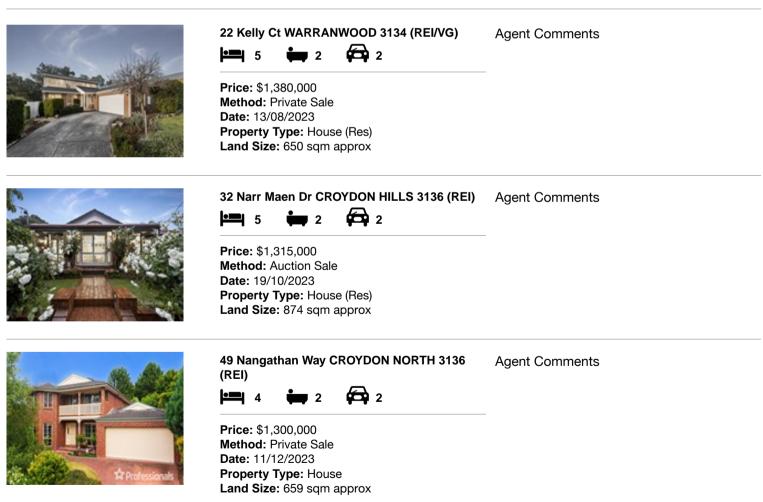




Property Type: House **Land Size:** 705 sqm approx Agent Comments Matt Lockyer 9870 6211 0411 274 496 matthewlockyer@jelliscraig.com.au

Indicative Selling Price \$1,280,000 - \$1,380,000 Median House Price Year ending September 2023: \$1,068,000

Comparable Properties



Account - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024





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