

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 8 Barnard Crescent, Croydon North Vic 3136

Indicative selling price

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

Range between \$1,280,000 & \$1,380,000

Median sale price

Median price \$1,068,000 Property Type House Suburb Croydon North

Period - From 01/10/2022 to 30/09/2023 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	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

8 Barnard Crescent, Croydon North Vic 3136

**Jellis
Craig**

Matt Lockyer

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 5  2  2

Property Type: House

Land Size: 705 sqm approx

Agent Comments

Indicative Selling Price

\$1,280,000 - \$1,380,000

Median House Price

Year ending September 2023: \$1,068,000

Comparable Properties



22 Kelly Ct WARRANWOOD 3134 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,380,000

Method: Private Sale

Date: 13/08/2023

Property Type: House (Res)

Land Size: 650 sqm approx



32 Narr Maen Dr CROYDON HILLS 3136 (REI)

Agent Comments

 5  2  2

Price: \$1,315,000

Method: Auction Sale

Date: 19/10/2023

Property Type: House (Res)

Land Size: 874 sqm approx



49 Nangathan Way CROYDON NORTH 3136 (REI)

Agent Comments

 4  2  2

Price: \$1,300,000

Method: Private Sale

Date: 11/12/2023

Property Type: House

Land Size: 659 sqm approx

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



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