

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 Mcpherson Drive, Croydon 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 \$887,500 Property Type House Suburb Croydon

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	16 Mcpherson Dr CROYDON 3136	\$1,080,000	18/09/2023
2	2c Caromar St CROYDON 3136	\$1,030,000	17/10/2023
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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: 03/12/2023 06:53



Property Type: House (Single)

Land Size: 400 sqm approx

Agent Comments

Indicative Selling Price

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

Median House Price

Year ending September 2023: \$887,500

Comparable Properties

16 Mcpherson Dr CROYDON 3136 (VG)

Agent Comments



Price: \$1,080,000

Method: Sale

Date: 18/09/2023

Property Type: House (Res)

Land Size: 512 sqm approx



2c Caromar St CROYDON 3136 (REI)

Agent Comments



Price: \$1,030,000

Method: Private Sale

Date: 17/10/2023

Property Type: House

Land Size: 411 sqm approx

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.

Account - Jellis Craig | P: (03) 9908 5700