## 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 85 Evans Drive, Croydon Vic 3136

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au/	/underquot	ting		
Range betweer	\$1,150,000		&		\$1,250,000			
Median sale pi	rice							
Median price	\$890,000	Pro	operty Type	Hou	se		Suburb	Croydon
Period - From	16/12/2022	to	15/12/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	3 Evans Dr CROYDON 3136	\$1,250,000	10/07/2023
2	68 Evans Dr CROYDON 3136	\$1,230,000	30/11/2023
3	23 Morecroft Av CROYDON 3136	\$1,222,000	18/10/2023

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:

16/12/2023 11:22









Rooms: 5 Property Type: House Land Size: 595 sqm approx Agent Comments Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price 16/12/2022 - 15/12/2023: \$890,000

# **Comparable Properties**



3 Evans Dr CROYDON 3136 (REI/VG)

68 Evans Dr CROYDON 3136 (REI)

2

**6** 2



Price: \$1,250,000 Method: Private Sale Date: 10/07/2023 Property Type: House Land Size: 597 sqm approx Agent Comments

Agent Comments



Price: \$1,230,000 Method: Private Sale Date: 30/11/2023 Property Type: House Land Size: 512 sqm approx

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23 Morecroft Av CROYDON 3136 (REI)



Agent Comments



Price: \$1,222,000 Method: Private Sale Date: 18/10/2023 Property Type: House

#### Account - Ray White Croydon | P: 03 9725 7444





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