

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

85 Evans Drive, Croydon Vic 3136

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$890,000 Property Type House Suburb Croydon

Period - From 16/12/2022 to 15/12/2023 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	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



4 2 2

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)

Agent Comments

4 2 2

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



68 Evans Dr CROYDON 3136 (REI)

Agent Comments

4 2 2

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



23 Morecroft Av CROYDON 3136 (REI)

Agent Comments

4 2 2

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

Account - Ray White Croydon | P: 03 9725 7444