

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 86 Mount View Parade, Croydon Vic 3136

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$960,000 Property Type House Suburb Croydon

Period - From 01/01/2024 to 31/03/2024 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	6 Kiloran Av KILSYTH 3137	\$955,000	23/04/2024
2	7 Farnley St CROYDON 3136	\$950,000	18/03/2024
3	21 Highland Cr MOOROOLBARK 3138	\$907,000	05/04/2024

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: 09/05/2024 00:48



3 1 1

Rooms: 4
Property Type: House (Res)
Land Size: 965 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
March quarter 2024: \$960,000

Comparable Properties



6 Kiloran Av KILSYTH 3137 (REI)

Agent Comments

4 2 4

Price: \$955,000
Method: Private Sale
Date: 23/04/2024
Property Type: House
Land Size: 871 sqm approx



7 Farnley St CROYDON 3136 (REI)

Agent Comments

3 1 1

Price: \$950,000
Method: Private Sale
Date: 18/03/2024
Property Type: House
Land Size: 848 sqm approx



21 Highland Cr MOOROOLBARK 3138 (REI)

Agent Comments

4 2 2

Price: \$907,000
Method: Private Sale
Date: 05/04/2024
Property Type: House
Land Size: 880 sqm approx

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