

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 87-89 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	26 Timms Av CROYDON 3136	\$1,005,000	13/04/2024
2	24-26 Laird St CROYDON 3136	\$950,500	09/01/2024
3	9 Emma Rd CROYDON 3136	\$888,000	09/03/2024

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: 21/05/2024 16:42



 3  2  2

Property Type: House

Land Size: 1401 sqm approx

Agent Comments

Comparable Properties



26 Timms Av CROYDON 3136 (REI)

Agent Comments

 4  2  2

Price: \$1,005,000

Method: Auction Sale

Date: 13/04/2024

Property Type: House (Res)

Land Size: 1046 sqm approx



24-26 Laird St CROYDON 3136 (REI)

Agent Comments

 3  2  -

Price: \$950,500

Method: Private Sale

Date: 09/01/2024

Property Type: House

Land Size: 1218 sqm approx



9 Emma Rd CROYDON 3136 (REI)

Agent Comments

 3  2  1

Price: \$888,000

Method: Auction Sale

Date: 09/03/2024

Property Type: House (Res)

Land Size: 1073 sqm approx