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 87-89 Mount View Parade, Croydon Vic 3136

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$900,000		&		\$990,000			
Median sale p	rice							
Median price	\$960,000	Pro	operty Type	Hou	se		Suburb	Croydon
Period - From	01/01/2024	to	31/03/2024		So	ource	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.

Add	dress 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



87-89 Mount View Parade, Croydon Vic 3136

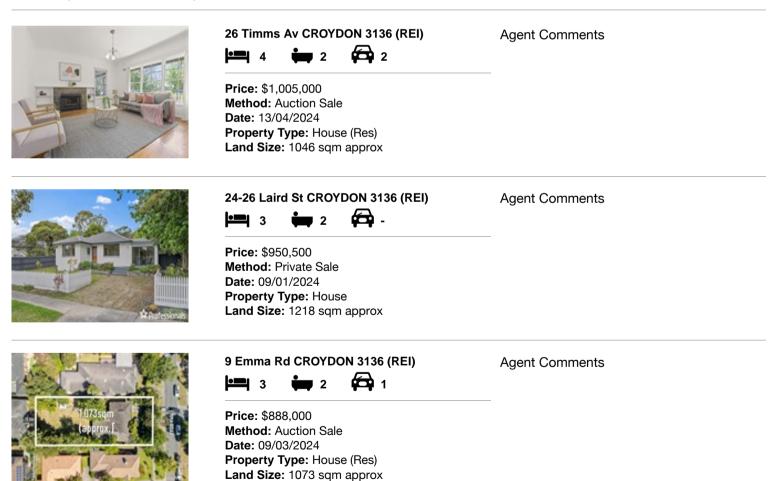


Neo Wei 9870 6211 0420 309 891 NeoWei@jelliscraig.com.au



Property Type: House **Land Size:** 1401 sqm approx Agent Comments Indicative Selling Price \$900,000 - \$990,000 Median House Price March quarter 2024: \$960,000

Comparable Properties



Account - Jellis Craig | P: 03 9870 6211





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