

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 9-11 Richardson Road, Croydon North Vic 3136

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,060,000 Property Type House Suburb Croydon North

Period - From 01/01/2023 to 31/12/2023 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 | 4 Glen Av CROYDON 3136 | \$2,017,500 | 08/03/2024 |
| 2 | | | |
| 3 | | | |

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: 11/04/2024 08:34

Brent Peters
9722 9755

0412 855 810

teampeters@hoskins.com.au

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

Year ending December 2023: \$1,060,000



 4  3  5

Property Type: House

Land Size: 2048 sqm approx

Agent Comments

Comparable Properties



4 Glen Av CROYDON 3136 (REI)

Agent Comments

 4  2  6

Price: \$2,017,500

Method: Private Sale

Date: 08/03/2024

Property Type: House

Land Size: 2118 sqm approx

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.