

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 97-99 Long View Road, Croydon South Vic 3136

Indicative selling price

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

Single price \$1,630,000

Median sale price

Median price \$967,500 Property Type House Suburb Croydon South

Period - From 01/01/2023 to 31/03/2023 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	20 Richards Av CROYDON 3136	\$1,560,000	19/06/2023
2	83-85 Long View Rd CROYDON SOUTH 3136	\$1,540,000	18/02/2023
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: 27/06/2023 14:08

97-99 Long View Road, Croydon South Vic 3136

**Jellis
Craig**

Sharyn de Vries

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Indicative Selling Price

\$1,630,000

Median House Price

March quarter 2023: \$967,500



 5  2  4

Property Type: House

Land Size: 1625 sqm approx

Agent Comments

Comparable Properties



20 Richards Av CROYDON 3136 (REI)

Agent Comments

 4  2  6

Price: \$1,560,000

Method: Private Sale

Date: 19/06/2023

Property Type: House

Land Size: 1035 sqm approx



83-85 Long View Rd CROYDON SOUTH 3136 (REI)

Agent Comments

 5  3  6

Price: \$1,540,000

Method: Private Sale

Date: 18/02/2023

Property Type: House (Res)

Land Size: 1343 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.

Account - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024



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