## 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

3 Murray Road, Croydon Vic 3136

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	ו \$1,100,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$960,000	Pro	operty Type	Hou	ISE		Suburb	Croydon
Period - From	01/01/2024	to	31/03/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	8 Columbia Av CROYDON 3136	\$1,212,000	24/02/2024
2	42 Bronhill Rd RINGWOOD EAST 3135	\$1,080,000	31/01/2024
3			

OR

**B**<sup>\*</sup> 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.

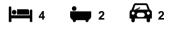
This Statement of Information was prepared on:

14/05/2024 13:18









Property Type: House (Res) Land Size: 838 sqm approx Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price March quarter 2024: \$960,000

# **Comparable Properties**



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.

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propertydata



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