

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 consumer.vic.gov.au/underquoting

Range between \$1,100,000

&

\$1,200,000

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	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* 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



 4  2  2

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



8 Columbia Av CROYDON 3136 (REI)

Agent Comments

 4  2  2

Price: \$1,212,000
Method: Private Sale
Date: 24/02/2024
Property Type: House
Land Size: 903 sqm approx



42 Bronhill Rd RINGWOOD EAST 3135 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,080,000
Method: Private Sale
Date: 31/01/2024
Property Type: House
Land Size: 868 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.