

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

26 Parrs Road, Croydon Vic 3136

Indicative selling price

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

Range between \$850,000

&

\$895,000

Median sale price

Median price \$902,500

Property Type House

Suburb Croydon

Period - From 01/04/2021

to

30/06/2021

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	195 Eastfield Rd CROYDON 3136	\$840,000	19/06/2021
2	5 Farnley St CROYDON 3136	\$825,000	29/04/2021
3	397 Mt Dandenong Rd CROYDON 3136	\$820,000	20/08/2021

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:

22/09/2021 13:23



Property Type: House (Previously Occupied - Detached)

Land Size: 863 sqm approx

Agent Comments

Comparable Properties



195 Eastfield Rd CROYDON 3136 (REI)

Agent Comments



Price: \$840,000

Method: Auction Sale

Date: 19/06/2021

Property Type: House (Res)

Land Size: 936 sqm approx



5 Farnley St CROYDON 3136 (REI/VG)

Agent Comments



Price: \$825,000

Method: Private Sale

Date: 29/04/2021

Property Type: House

Land Size: 827 sqm approx



397 Mt Dandenong Rd CROYDON 3136 (REI)

Agent Comments



Price: \$820,000

Method: Private Sale

Date: 20/08/2021

Property Type: House

Land Size: 855 sqm approx