

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

10 Tatiara Avenue, Croydon North Vic 3136

Indicative selling price

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

Range between

\$800,000

&

\$830,000

Median sale price

Median price

\$864,000

Property Type

House

Suburb

Croydon North

Period - From

23/07/2019

to

22/07/2020

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	7 Warrien Rd CROYDON NORTH 3136	\$820,000	30/04/2020
2	214a Maroondah Hwy CROYDON 3136	\$814,000	06/04/2020
3	29 Patrick Av CROYDON NORTH 3136	\$787,000	18/03/2020

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:

23/07/2020 11:10

Brent Earney

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Indicative Selling Price

\$800,000 - \$830,000

Median House Price

23/07/2019 - 22/07/2020: \$864,000



Property Type: House (Previously

Occupied - Detached)

Land Size: 1484 sqm approx

Agent Comments

Comparable Properties



7 Warriern Rd CROYDON NORTH 3136 (REI)

Agent Comments



Price: \$820,000

Method: Private Sale

Date: 30/04/2020

Property Type: House

Land Size: 1094 sqm approx



214a Maroondah Hwy CROYDON 3136 (VG)

Agent Comments



Price: \$814,000

Method: Sale

Date: 06/04/2020

Property Type: House (Res)

Land Size: 1284 sqm approx



29 Patrick Av CROYDON NORTH 3136 (REI)

Agent Comments



Price: \$787,000

Method: Private Sale

Date: 18/03/2020

Rooms: 5

Property Type: House

Land Size: 1076 sqm approx