

# 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

52 The Range Boulevard, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,250,000

### Median sale price

Median price

\$906,000

Property Type

House

Suburb

Croydon

Period - From

01/10/2023

to

31/12/2023

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	11 Evans Dr CROYDON 3136	\$1,290,000	24/11/2023
2	16 Beatty Av CROYDON 3136	\$1,250,000	05/02/2024
3	68 Evans Dr CROYDON 3136	\$1,230,000	30/11/2023

**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:

03/04/2024 10:45

52 The Range Boulevard, Croydon Vic 3136



Christopher Clerke

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**Indicative Selling Price**

\$1,250,000

**Median House Price**

December quarter 2023: \$906,000



4 2 2

**Property Type:** House

**Land Size:** 512 sqm approx

**Agent Comments**

## Comparable Properties



11 Evans Dr CROYDON 3136 (REI/VG)

**Agent Comments**

5 2 2

**Price:** \$1,290,000

**Method:** Private Sale

**Date:** 24/11/2023

**Property Type:** House

**Land Size:** 512 sqm approx



16 Beatty Av CROYDON 3136 (REI)

**Agent Comments**

4 2 2

**Price:** \$1,250,000

**Method:** Private Sale

**Date:** 05/02/2024

**Property Type:** House

**Land Size:** 400 sqm approx



68 Evans Dr CROYDON 3136 (REI/VG)

**Agent Comments**

4 2 2

**Price:** \$1,230,000

**Method:** Private Sale

**Date:** 30/11/2023

**Property Type:** House

**Land Size:** 512 sqm approx

**Account** - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354



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