

# 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 26a Bamba Street, Croydon Vic 3136

### Indicative selling price

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

Range between \$780,000 & \$830,000

### Median sale price

Median price \$976,000 Property type House Suburb Croydon

Period - From 01/10/2021 to 31/12/2021 Source REIV

### Comparable property sales

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
101a Exeter Road, Croydon North Vic 3136	\$810,000	11/12/2021
36 Elms Road, Mooroolbark Vic 3138	\$830,000	02/09/2021
2/14 Gary Court, Croydon Vic 3136	\$790,500	24/11/2021

This Statement of Information was prepared on: 01/02/2022