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

64 Richardson Road, Croydon North Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,450,000		&		\$1,550,000			
Median sale price								
Median price	\$1,100,000	Pro	Property Type Hou		use		Suburb	Croydon North
Period - From	01/04/2022	to	30/06/2022		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	25 Norman Rd CROYDON 3136	\$1,475,000	27/03/2022
2	5/205 Dorset Rd CROYDON 3136	\$1,510,000	28/03/2022
3	8a Handscombe Ct CROYDON HILLS 3136	\$1,540,000	10/05/2022

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:

26/09/2022 15:53









Property Type: House Land Size: 2895 sqm approx Agent Comments Indicative Selling Price \$1,450,000 - \$1,550,000 Median House Price June quarter 2022: \$1,100,000

Comparable Properties

La roure	25 Norman Rd CROYDON 3136 (REI/VG) 5 3 2 Price: \$1,475,000 Method: Auction Sale Date: 27/03/2022 Property Type: House (Res) Land Size: 1113 sqm approx	Agent Comments
	5/205 Dorset Rd CROYDON 3136 (REI) 4 2 2 2 Price: \$1,510,000 Method: Private Sale Date: 28/03/2022 Property Type: House Land Size: 2274 sqm approx	Agent Comments
	8a Handscombe Ct CROYDON HILLS 3136 (REI/VG) 4 3 2 Price: \$1,540,000 Method: Private Sale Date: 10/05/2022 Property Type: House (Res) Land Size: 1769 sqm approx	Agent Comments

Account - Philip Webb



Propertydata

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