

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

58 Eastfield Road, Croydon South Vic 3136

Indicative selling price

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

Range between

\$820,000

&

\$850,000

Median sale price

Median price

\$915,000

Property Type

House

Suburb

Croydon South

Period - From

01/04/2021

to

31/03/2022

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 Olympus Dr CROYDON SOUTH 3136	\$860,000	08/06/2022
2	1 Shrubby Wlk CROYDON SOUTH 3136	\$842,000	07/06/2022
3	116 Eastfield Rd CROYDON SOUTH 3136	\$815,500	08/06/2022

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:

27/06/2022 12:56



3 1 1

Property Type: House (Res)

Land Size: 844 sqm approx

Agent Comments

Indicative Selling Price

\$820,000 - \$850,000

Median House Price

Year ending March 2022: \$915,000

Comparable Properties



11 Olympus Dr CROYDON SOUTH 3136 (REI)

Agent Comments

4 1 2

Price: \$860,000

Method: Private Sale

Date: 08/06/2022

Property Type: House

Land Size: 866 sqm approx



1 Shrubby Wlk CROYDON SOUTH 3136 (REI)

Agent Comments

3 2 2

Price: \$842,000

Method: Private Sale

Date: 07/06/2022

Property Type: House

Land Size: 660 sqm approx



116 Eastfield Rd CROYDON SOUTH 3136 (REI)

Agent Comments

4 1 2

Price: \$815,500

Method: Private Sale

Date: 08/06/2022

Property Type: House

Land Size: 575 sqm approx

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613