# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 82 Evans Drive, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$999,950								
Median sale price									
Median price	\$807,500	Pro	operty Type Hou	ISE	Suburb	Croydon			
Period - From	01/10/2020	to	31/12/2020	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.

Ad	dress of comparable property	Price	Date of sale
1	252 Dorset Rd CROYDON 3136	\$1,020,000	30/01/2021
2	17 Elana Ct CROYDON NORTH 3136	\$1,020,000	10/11/2020
3	16 Moore Av CROYDON 3136	\$1,005,000	29/10/2020

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:

10/03/2021 13:31









**Property Type:** Agent Comments Indicative Selling Price \$999,950 Median House Price December quarter 2020: \$807,500

# **Comparable Properties**



252 Dorset Rd CROYDON 3136 (REI)



Price: \$1,020,000 Method: Auction Sale Date: 30/01/2021 Property Type: House (Res) Land Size: 1000 sqm approx Agent Comments



17 Elana Ct CROYDON NORTH 3136 (REI/VG) Agent Comments



Price: \$1,020,000 Method: Private Sale Date: 10/11/2020 Property Type: House Land Size: 639 sqm approx



16 Moore Av CROYDON 3136 (REI/VG)



Price: \$1,005,000 Method: Private Sale Date: 29/10/2020 Property Type: House Agent Comments

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.