

# 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

82 Evans Drive, Croydon Vic 3136

### Indicative selling price

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

Single price

\$999,950

### Median sale price

Median price

\$807,500

Property Type

House

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.

	Address 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)**

Agent Comments



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



**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)**

Agent Comments



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