

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

4 Beaufort Road, Croydon Vic 3136

Indicative selling price

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

Range between \$1,000,000

&

\$1,050,000

Median sale price

Median price \$973,000

Property Type House

Suburb Croydon

Period - From 01/07/2021

to

30/09/2021

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	24 Maggs St CROYDON 3136	\$1,061,000	08/09/2021
2	68 Faraday Rd CROYDON SOUTH 3136	\$1,010,000	04/11/2021
3	382 Maroondah Hwy RINGWOOD 3134	\$1,010,000	02/10/2021

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:

18/01/2022 14:54



Property Type: House (Previously Occupied - Detached)

Land Size: 1024 sqm approx

Agent Comments

Comparable Properties



24 Maggs St CROYDON 3136 (REI/VG)

Agent Comments



Price: \$1,061,000

Method: Auction Sale

Date: 08/09/2021

Property Type: House (Res)

Land Size: 842 sqm approx



68 Faraday Rd CROYDON SOUTH 3136 (REI)

Agent Comments



Price: \$1,010,000

Method: Sold Before Auction

Date: 04/11/2021

Rooms: 3

Property Type: House (Res)

Land Size: 1021 sqm approx



382 Maroondah Hwy RINGWOOD 3134 (REI)

Agent Comments



Price: \$1,010,000

Method: Private Sale

Date: 02/10/2021

Property Type: House

Land Size: 891 sqm approx