

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

2/46 Humber Road, Croydon North Vic 3136

Indicative selling price

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

Range between \$790,000 & \$860,000

Median sale price

Median price \$1,087,000 Property Type House Suburb Croydon North

Period - From 01/04/2023 to 30/06/2023 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	3/60 Bonnie View Rd CROYDON NORTH 3136	\$875,000	21/07/2023
2	1/24 Humber Rd CROYDON NORTH 3136	\$820,000	04/09/2023
3			

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:

11/09/2023 10:45

Nathan Hick
03 9725 9855
0431 894 433
nhick@barryplant.com.au



 4  2  2

Property Type: House
Land Size: 530 sqm approx
Agent Comments

Indicative Selling Price
\$790,000 - \$860,000
Median House Price
June quarter 2023: \$1,087,000

Comparable Properties



3/60 Bonnie View Rd CROYDON NORTH 3136 (REI) **Agent Comments**

 3  2  2

Price: \$875,000
Method: Private Sale
Date: 21/07/2023
Property Type: Unit
Land Size: 308 sqm approx



1/24 Humber Rd CROYDON NORTH 3136 (REI) **Agent Comments**

 4  1  1

Price: \$820,000
Method: Private Sale
Date: 04/09/2023
Property Type: House (Res)
Land Size: 524 sqm approx

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.

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454