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 betweer	\$790,000		&		\$860,000					
Median sale p	rice									
Median price	\$1,087,000	Pro	operty Type	Hou	ise		Suburb	Croydon North		
Period - From	01/04/2023	to	30/06/2023		So	ource	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 sixmonths 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	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





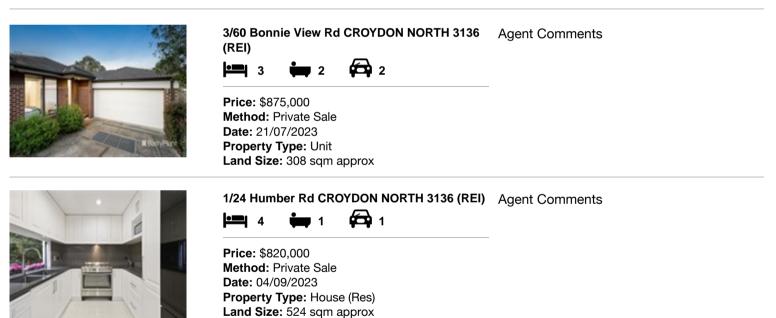




Property Type: House Land Size: 530 sqm approx Agent Comments Nathan Hick 03 9725 9855 0431 894 433 nhick@barryplant.com.au

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

Comparable Properties



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



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