

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

86 Mount View Parade, Croydon Vic 3136

Indicative selling price

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

Single price \$895,000

Median sale price

Median price \$960,000

Property Type House

Suburb Croydon

Period - From 01/01/2024

to 31/03/2024

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	16 Grand View Av CROYDON 3136	\$930,000	13/05/2024
2	24 Marlow St MOOROOLBARK 3138	\$893,000	27/04/2024
3	16 Andrew St MOOROOLBARK 3138	\$860,000	20/05/2024

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:

24/05/2024 12:34



3 1 2

Property Type: House
Land Size: 965 sqm approx
Agent Comments

Indicative Selling Price
\$895,000
Median House Price
March quarter 2024: \$960,000

Comparable Properties



16 Grand View Av CROYDON 3136 (REI)

Agent Comments

3 1 1

Price: \$930,000
Method: Private Sale
Date: 13/05/2024
Property Type: House
Land Size: 937 sqm approx



24 Marlow St MOOROOLBARK 3138 (REI)

Agent Comments

3 2 2

Price: \$893,000
Method: Private Sale
Date: 27/04/2024
Property Type: House
Land Size: 867 sqm approx



16 Andrew St MOOROOLBARK 3138 (REI)

Agent Comments

3 1 1

Price: \$860,000
Method: Sold Before Auction
Date: 20/05/2024
Property Type: House
Land Size: 885 sqm approx