Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 40 Sellick Drive, Croydon Vic 3136

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	n \$690,000		&		\$759,000			
Median sale pi	rice							
Median price	\$840,000	Pro	operty Type	Hou	ise		Suburb	Croydon
Period - From	01/07/2020	to	30/06/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1/451 Dorset Rd CROYDON 3136	\$750,000	21/04/2021
2	19 Allaware Av CROYDON 3136	\$750,000	08/04/2021
3	27 Byron Rd KILSYTH 3137	\$726,100	29/03/2021

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:

17/09/2021 11:35









Property Type: House Agent Comments

Nathan Hick 03 9725 9855 0433 894 433 nhick@barryplant.com.au

Indicative Selling Price \$690,000 - \$759,000 Median House Price Year ending June 2021: \$840,000

Comparable Properties



1/451 Dorset Rd CROYDON 3136 (REI/VG)



Price: \$750,000 Method: Private Sale Date: 21/04/2021 Property Type: House Land Size: 379 sqm approx

19 Allaware Av CROYDON 3136 (REI/VG)

Agent Comments

Agent Comments





Price: \$750,000 Method: Sold Before Auction Date: 08/04/2021 Rooms: 4 Property Type: House (Res) Land Size: 417 sqm approx

27 Byron Rd KILSYTH 3137 (REI/VG)



Agent Comments

Price: \$726,100 Method: Private Sale Date: 29/03/2021 Property Type: House Land Size: 415 sqm approx

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



Propertydata

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