

# 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

40 Sellick Drive, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$690,000 & \$759,000

### Median sale price

Median price \$840,000 Property Type House Suburb Croydon

Period - From 01/07/2020 to 30/06/2021 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 | 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

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



 3  1  2

**Property Type:** House

Agent Comments

**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)**

Agent Comments

 3  1  1

**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

 3  1  2

**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

 3  1  2

**Price:** \$726,100

**Method:** Private Sale

**Date:** 29/03/2021

**Property Type:** House

**Land Size:** 415 sqm approx