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

53 The Range Boulevard, Croydon Vic 3136

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$1,100,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$952,500	Pro	operty Type	Hous	se		Suburb	Croydon
Period - From	01/04/2024	to	30/06/2024		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.

Add	dress of comparable property	Price	Date of sale
1	16 Smith Av CROYDON 3136	\$1,110,000	31/08/2024
2	132 Evans Dr CROYDON 3136	\$1,131,000	26/03/2024
3	42 The Range Blvd CROYDON 3136	\$1,149,000	22/03/2024

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:

09/09/2024 13:53



53 The Range Boulevard, Croydon Vic 3136

BARRYPLANT





Property Type: House (Res) Land Size: 544 sqm approx Agent Comments

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price June quarter 2024: \$952,500

Comparable Properties



16 Smith Av CROYDON 3136 (REI) 2 2 •

Price: \$1,110,000 Method: Auction Sale Date: 31/08/2024 Property Type: House (Res) Land Size: 673 sqm approx

Agent Comments

Agent Comments



Price: \$1,131,000 Method: Private Sale Date: 26/03/2024 Property Type: House

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132 Evans Dr CROYDON 3136 (REI/VG)

2

2

42 The Range Blvd CROYDON 3136 (REI/VG) Agent Comments



Price: \$1,149,000 Method: Private Sale Date: 22/03/2024 Property Type: House Land Size: 448 sqm approx

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



propertydata

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