

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 consumer.vic.gov.au/underquoting

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$952,500

Property Type House

Suburb Croydon

Period - From 01/04/2024

to

30/06/2024

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 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



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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)

Agent Comments

4 2 2

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



132 Evans Dr CROYDON 3136 (REI/VG)

Agent Comments

4 2 2

Price: \$1,131,000
Method: Private Sale
Date: 26/03/2024
Property Type: House
Land Size: 533 sqm approx



42 The Range Blvd CROYDON 3136 (REI/VG)

Agent Comments

4 2 2

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