## 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

4 Robinson Street, Croydon Vic 3136

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	n \$800,000		&		\$880,000			
Median sale p	rice							
Median price	\$880,000	Pro	operty Type	perty Type Hous			Suburb	Croydon
Period - From	01/10/2022	to	31/12/2022		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.

Ad	dress of comparable property	Price	Date of sale
1	7 Kismet CI RINGWOOD 3134	\$884,000	18/12/2022
2	11 Mount View St CROYDON 3136	\$876,000	29/09/2022
3	32 Maroondah Hwy CROYDON 3136	\$850,000	16/09/2022

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:

24/01/2023 09:35



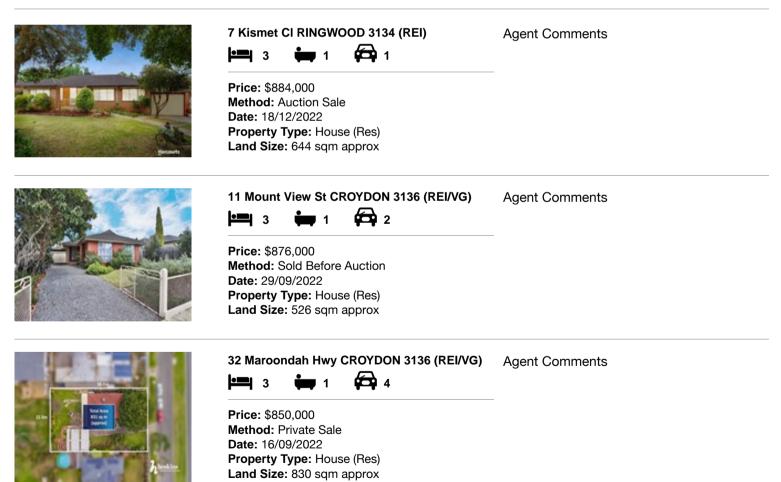






Property Type: House (Previously Occupied - Detached) Land Size: 841 sqm approx Agent Comments Indicative Selling Price \$800,000 - \$880,000 Median House Price December quarter 2022: \$880,000

# **Comparable Properties**



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



propertydata

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