

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000

&

\$880,000

### Median sale price

Median price \$880,000

Property Type House

Suburb Croydon

Period - From 01/10/2022

to

31/12/2022

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	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



**7 Kismet Ct RINGWOOD 3134 (REI)**

Agent Comments



**Price:** \$884,000  
**Method:** Auction Sale  
**Date:** 18/12/2022  
**Property Type:** House (Res)  
**Land Size:** 644 sqm approx



**11 Mount View St CROYDON 3136 (REI/VG)**

Agent Comments



**Price:** \$876,000  
**Method:** Sold Before Auction  
**Date:** 29/09/2022  
**Property Type:** House (Res)  
**Land Size:** 526 sqm approx



**32 Maroondah Hwy CROYDON 3136 (REI/VG)**

Agent Comments



**Price:** \$850,000  
**Method:** Private Sale  
**Date:** 16/09/2022  
**Property Type:** House (Res)  
**Land Size:** 830 sqm approx

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