

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

8 Samuel Street, Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$580,000 & \$638,000

Median sale price

Median price \$755,000 Property Type House Suburb Croydon

Period - From 01/01/2020 to 31/03/2020 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	72 Lusher Rd CROYDON 3136	\$645,000	30/01/2020
2	32 Dixon Av CROYDON 3136	\$620,000	29/04/2020
3	14 Elmore Av CROYDON 3136	\$580,000	21/04/2020

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:

19/06/2020 09:05



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Property Type: House
Land Size: 860 sqm approx
Agent Comments

Indicative Selling Price
\$580,000 - \$638,000
Median House Price
March quarter 2020: \$755,000

Comparable Properties



72 Lusher Rd CROYDON 3136 (VG)

Agent Comments

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Price: \$645,000
Method: Sale
Date: 30/01/2020
Property Type: House (Res)
Land Size: 420 sqm approx



32 Dixon Av CROYDON 3136 (VG)

Agent Comments

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Price: \$620,000
Method: Sale
Date: 29/04/2020
Property Type: House (Res)
Land Size: 409 sqm approx



14 Elmore Av CROYDON 3136 (VG)

Agent Comments

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Price: \$580,000
Method: Sale
Date: 21/04/2020
Property Type: House (Res)
Land Size: 413 sqm approx