

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

31 Bambra Street, Croydon Vic 3136

Indicative selling price

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

Range between

\$720,000

&

\$770,000

Median sale price

Median price

\$886,500

Property Type

House

Suburb

Croydon

Period - From

01/04/2022

to

30/06/2022

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	25 Bambra St CROYDON 3136	\$780,000	08/09/2022
2	2 Numeralla St MOOROOLBARK 3138	\$770,000	03/07/2022
3	29 Williams Rd MOOROOLBARK 3138	\$755,000	29/06/2022

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:

28/09/2022 09:59



Rooms: 1

Property Type: House

Land Size: 855 sqm approx

Agent Comments

Comparable Properties



25 Bambra St CROYDON 3136 (REI)

Agent Comments



Price: \$780,000

Method: Private Sale

Date: 08/09/2022

Property Type: House (Res)

Land Size: 587 sqm approx



2 Numeralla St MOOROOLBARK 3138 (VG)

Agent Comments



Price: \$770,000

Method: Sale

Date: 03/07/2022

Property Type: House (Res)

Land Size: 867 sqm approx



29 Williams Rd MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$755,000

Method: Auction Sale

Date: 29/06/2022

Property Type: House (Res)

Land Size: 924 sqm approx