

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

23 Humber Road, Croydon North Vic 3136

Indicative selling price

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

Range between \$990,000 & \$1,080,000

Median sale price

Median price \$843,500 House ☒ Unit ☐ Suburb Croydon North

Period - From 01/07/2017 to 30/09/2017 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	31 Cass Av CROYDON 3136	\$1,130,000	25/09/2017
2	5 Victory St CROYDON 3136	\$995,000	28/10/2017
3	7 Fauli CI CROYDON NORTH 3136	\$923,500	01/08/2017

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.~~



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$990,000 - \$1,080,000
Median House Price
September quarter 2017: \$843,500

Comparable Properties



31 Cass Av CROYDON 3136 (REI)

Agent Comments



Price: \$1,130,000
Method: Private Sale
Date: 25/09/2017
Rooms: 7
Property Type: House (Res)
Land Size: 1305 sqm approx



5 Victory St CROYDON 3136 (REI)

Agent Comments



Price: \$995,000
Method: Private Sale
Date: 28/10/2017
Rooms: 4
Property Type: House
Land Size: 1444 sqm approx



7 Fauli Ct CROYDON NORTH 3136 (REI)

Agent Comments



Price: \$923,500
Method: Private Sale
Date: 01/08/2017
Rooms: 6
Property Type: House (Res)
Land Size: 1276 sqm approx