

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

55 Holloway Road, Croydon North Vic 3136

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$1,112,000 Property Type House Suburb Croydon North

Period - From 01/04/2024 to 30/06/2024 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	71 Humber Rd CROYDON NORTH 3136	\$831,000	12/09/2024
2	13 Commerford PI CHIRNSIDE PARK 3116	\$815,000	09/08/2024
3	9 Collins Gr CROYDON NORTH 3136	\$840,000	16/07/2024

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:

01/10/2024 15:11



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Property Type: House (Res)
Land Size: 578 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
Median House Price
June quarter 2024: \$1,112,000

Comparable Properties



71 Humber Rd CROYDON NORTH 3136 (REI) **Agent Comments**

3 1 2

Price: \$831,000
Method: Private Sale
Date: 12/09/2024
Property Type: House (Res)
Land Size: 547 sqm approx



13 Commerford PI CHIRNSIDE PARK 3116 (REI/VG) **Agent Comments**

3 1 2

Price: \$815,000
Method: Private Sale
Date: 09/08/2024
Property Type: House
Land Size: 449 sqm approx



9 Collins Gr CROYDON NORTH 3136 (REI) **Agent Comments**

3 1 2

Price: \$840,000
Method: Private Sale
Date: 16/07/2024
Property Type: House (Res)
Land Size: 523 sqm approx