

# 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 Malcolm Road, Croydon North 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 \$650,000 & \$690,000

### Median sale price

Median price \$935,000 Property type House Suburb Croydon North

Period - From 01/10/2020 to 31/12/2020 Source REIV

### Comparable property sales

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
24 Paterson Street, Croydon North Vic 3136	\$677,500	25/03/2021
14 Silvergrass Court, Croydon Vic 3136	\$680,000	11/11/2020
25 Coolabah Street, Mooroolbark Vic 3138	\$656,500	23/01/2021

This Statement of Information was prepared on: 14-04-2021