

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

6 Silverley Road, Croydon Vic 3136

Indicative selling price

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

Range between \$680,000

&

\$730,000

Median sale price

Median price \$870,750

Property Type House

Suburb Croydon

Period - From 01/04/2022

to 31/03/2023

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	2/40-42 Hull Rd CROYDON 3136	\$710,000	07/01/2023
2	17 Churchill Way KILSYTH 3137	\$703,000	30/11/2022
3			

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:

25/05/2023 09:22



Property Type: House (Res)

Land Size: 501 sqm approx

Agent Comments

Indicative Selling Price

\$680,000 - \$730,000

Median House Price

Year ending March 2023: \$870,750

Comparable Properties



2/40-42 Hull Rd CROYDON 3136 (REI)

Agent Comments



Price: \$710,000

Method: Private Sale

Date: 07/01/2023

Property Type: Unit

Land Size: 459 sqm approx



17 Churchill Way KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$703,000

Method: Private Sale

Date: 30/11/2022

Property Type: House (Res)

Land Size: 507 sqm approx

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.

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454