

# 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 Palmer Avenue, 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

\$900,000

&

\$950,000

### 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 (\*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 | 18 Richardson Rd CROYDON NORTH 3136  | \$935,000 | 21/10/2020   |
| 2 | 13 Power St CROYDON NORTH 3136       | \$912,500 | 26/11/2020   |
| 3 | 115 Nangathan Way CROYDON NORTH 3136 | \$910,000 | 23/12/2020   |

**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:

14/04/2021 09:37



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 986 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$900,000 - \$950,000  
**Median House Price**  
December quarter 2020: \$935,000

## Comparable Properties

**18 Richardson Rd CROYDON NORTH 3136 (VG)**

**Agent Comments**



**Price:** \$935,000  
**Method:** Sale  
**Date:** 21/10/2020  
**Property Type:** House (Res)  
**Land Size:** 870 sqm approx



**13 Power St CROYDON NORTH 3136 (VG)**

**Agent Comments**



**Price:** \$912,500  
**Method:** Sale  
**Date:** 26/11/2020  
**Property Type:** House (Res)  
**Land Size:** 904 sqm approx



**115 Nangathan Way CROYDON NORTH 3136 (REI/VG)**

**Agent Comments**



**Price:** \$910,000  
**Method:** Private Sale  
**Date:** 23/12/2020  
**Property Type:** House (Res)  
**Land Size:** 705 sqm approx