## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 8 Palmer Avenue, Croydon North Vic 3136

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$900,000		&		\$950,000			
Median sale p	rice							
Median price	\$935,000	Pro	operty Type	Hou	se		Suburb	Croydon North
Period - From	01/10/2020	to	31/12/2020		So	urce	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.

Ad	dress 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



8 Palmer Avenue, Croydon North Vic 3136

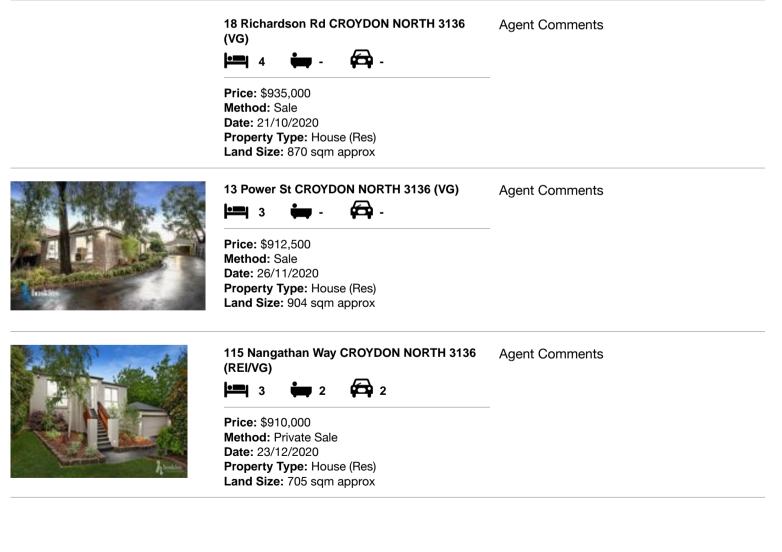






Property Type: Divorce/Estate/Family Transfers Land Size: 986 sqm approx Agent Comments Indicative Selling Price \$900,000 - \$950,000 Median House Price December quarter 2020: \$935,000

# **Comparable Properties**



Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.