

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 Boyana Crescent Croydon VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Croydon

Period-from

01 Jun 2020

to

31 May 2021

Source

Corelogic

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 6 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

6 East Court Croydon VIC 3136	\$792,500	03-May-21
5 Farnley Street Croydon VIC 3136	\$825,000	29-Apr-21
16 Grand View Avenue Croydon VIC 3136	\$865,000	05-Jun-21

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 6 months.~~

This Statement of Information was prepared on: 09 June 2021



6 East Court Croydon VIC 3136

Sold Price

^{RS}

\$792,500

Sold Date

03-May-21



3



1



2

Distance

0.72km



5 Farnley Street Croydon VIC 3136

Sold Price

^{RS}

\$825,000

Sold Date

29-Apr-21



3



1



1

Distance

0.76km



16 Grand View Avenue Croydon VIC 3136

Sold Price

^{RS}

\$865,000

Sold Date

05-Jun-21



3



1



-

Distance

1.66km

RS = Recent sale

UN = Undisclosed Sale

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