

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

4/29 Parrs Road, Croydon Vic 3136

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$973,000

Property Type

House

Suburb

Croydon

Period - From

01/07/2021

to

30/09/2021

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	71 Pascoe Av KILSYTH 3137	\$871,000	06/10/2021
2	33 Niel St CROYDON 3136	\$782,000	05/09/2021
3	3 Larissa Ct CROYDON 3136	\$760,000	01/07/2021

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:

27/10/2021 12:18



 3  1  2

Rooms: 6

Property Type: House

Land Size: 518m2 sqm approx

Agent Comments

Indicative Selling Price

\$750,000 - \$800,000

Median House Price

September quarter 2021: \$973,000

Comparable Properties



71 Pascoe Av KILSYTH 3137 (REI)

Agent Comments

 3  1  2

Price: \$871,000

Method: Private Sale

Date: 06/10/2021

Property Type: House

Land Size: 537 sqm approx



33 Niel St CROYDON 3136 (REI)

Agent Comments

 3  1  3

Price: \$782,000

Method: Private Sale

Date: 05/09/2021

Property Type: House (Res)

Land Size: 629 sqm approx



3 Larissa Ct CROYDON 3136 (REI/VG)

Agent Comments

 3  1  2

Price: \$760,000

Method: Private Sale

Date: 01/07/2021

Property Type: House (Res)

Land Size: 339 sqm approx