Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	14 Midhurst Road, Croydon Vic 3136
Including suburb and	
postcode	
postcode	

Indicative selling price

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

Range between \$770,000	&	\$820,000
-------------------------	---	-----------

Median sale price

Median price	\$809,000	Pro	perty Type	House		Suburb	Croydon
Period - From	01/07/2022	to	30/09/2022		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

Aut	areas or comparable property	1 1100	Date of Sale
1	2/80 Maroondah Hwy CROYDON 3136	\$730,000	24/08/2022
2	3/328 Maroondah Hwy CROYDON 3136	\$761,500	09/08/2022
3	3/34 Binbrook Dr CROYDON 3136	\$987,000	28/07/2022

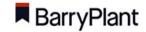
OR

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:	12/01/2023 18:01



Date of sale







Property Type: House Land Size: 244 sqm approx Agent Comments Indicative Selling Price \$770,000 - \$820,000 Median House Price September quarter 2022: \$809,000

Comparable Properties



2/80 Maroondah Hwy CROYDON 3136 (REI/VG) Agent Comments

📕 3 늘 2 🛱

Price: \$730,000 Method: Private Sale Date: 24/08/2022

Property Type: Townhouse (Single) **Land Size:** 174 sqm approx



3/328 Maroondah Hwy CROYDON 3136 (REI/VG)

- . **-** . - .

Price: \$761,500 Method: Private Sale Date: 09/08/2022

Property Type: House (Res) **Land Size:** 207 sqm approx

Agent Comments

3/34 Binbrook Dr CROYDON 3136 (REI/VG)

•=

– 2



Price: \$987,000 Method: Private Sale Date: 28/07/2022

Property Type: Townhouse (Res) **Land Size:** 189 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



