

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

2 Samuel Street, 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)

Range Between

\$795,000

&

\$835,000

Median sale price

Median price

\$903,000

Property type

House

Suburb

Croydon

Period - From

01/10/2021

to

30/09/2022

Source

REIV

Comparable property sales

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) 1 Borola Ct, CROYDON NORTH 3136	\$882,000	19/09/2022
2) 163 Maroondah Hwy, CROYDON 3136	\$870,000	07/07/2022
3) 62 Mount View Pde, CROYDON 3136	\$818,000	13/08/2022

This Statement of Information was prepared on: 23/11/2022