

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

21 Oaktree Road, Croydon North Vic 3136

Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$1,071,000

Property Type

House

Suburb

Croydon North

Period - From

29/01/2023

to

28/01/2024

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	43 Morecroft Av CROYDON 3136	\$1,100,000	13/10/2023
2	31 Humber Rd CROYDON NORTH 3136	\$1,075,000	29/10/2023
3	65 Langdale Dr CROYDON HILLS 3136	\$1,045,000	29/11/2023

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:

29/01/2024 09:11



 4  2  3

Property Type: House
Land Size: 1057 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
29/01/2023 - 28/01/2024: \$1,071,000

Comparable Properties



43 Morecroft Av CROYDON 3136 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,100,000
Method: Private Sale
Date: 13/10/2023
Property Type: House
Land Size: 448 sqm approx



31 Humber Rd CROYDON NORTH 3136 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,075,000
Method: Private Sale
Date: 29/10/2023
Property Type: House (Res)
Land Size: 1452 sqm approx



65 Langdale Dr CROYDON HILLS 3136 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,045,000
Method: Private Sale
Date: 29/11/2023
Property Type: House (Res)
Land Size: 647 sqm approx