# Statement of Information Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 27 Ramble Crescent, Croydon Vic 3136

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$750,000		&		\$795,000			
Median sale p	rice							
Median price	\$960,000	Pro	operty Type	Hou	se		Suburb	Croydon
Period - From	01/01/2024	to	31/03/2024	ļ	So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	17A Nursery Rd CROYDON 3136	\$810,000	22/02/2024
2	26 Sunhill Av RINGWOOD 3134	\$805,000	19/12/2023
3	27 Holland Rd RINGWOOD EAST 3135	\$742,500	17/11/2023

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:

23/04/2024 10:04









**Property Type:** House Land Size: 300 sqm approx Agent Comments Christopher Clerke 03 9725 0000 0459 101 811 chrisclerke@methven.com.au

Indicative Selling Price \$750,000 - \$795,000 Median House Price March quarter 2024: \$960,000

# **Comparable Properties**



17A Nursery Rd CROYDON 3136 (REI)



Price: \$810,000 Method: Private Sale Date: 22/02/2024 Property Type: House (Res) Land Size: 297 sqm approx

Agent Comments

Agent Comments



Price: \$805,000 Method: Private Sale Date: 19/12/2023 Property Type: House (Res) Land Size: 251 sqm approx

3



27 Holland Rd RINGWOOD EAST 3135 (REI/VG)

26 Sunhill Av RINGWOOD 3134 (REI/VG)

**6** 2



Price: \$742,500 Method: Private Sale Date: 17/11/2023 Property Type: House Land Size: 398 sqm approx

#### Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354



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Agent Comments