

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

27 Ramble Crescent, Croydon Vic 3136

Indicative selling price

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

Range between

\$750,000

&

\$795,000

Median sale price

Median price

\$960,000

Property Type

House

Suburb

Croydon

Period - From

01/01/2024

to

31/03/2024

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	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

27 Ramble Crescent, Croydon Vic 3136

Christopher Clerke

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Indicative Selling Price

\$750,000 - \$795,000

Median House Price

March quarter 2024: \$960,000



 3  2  1

Property Type: House

Land Size: 300 sqm approx

Agent Comments

Comparable Properties



17A Nursery Rd CROYDON 3136 (REI)

Agent Comments

 3  1  1

Price: \$810,000

Method: Private Sale

Date: 22/02/2024

Property Type: House (Res)

Land Size: 297 sqm approx



26 Sunhill Av RINGWOOD 3134 (REI/VG)

Agent Comments

 3  1  2

Price: \$805,000

Method: Private Sale

Date: 19/12/2023

Property Type: House (Res)

Land Size: 251 sqm approx



27 Holland Rd RINGWOOD EAST 3135 (REI/VG)

Agent Comments

 3  2  1

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