

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

1A Hartley Road, Croydon Vic 3136

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$880,000

Property Type House

Suburb Croydon

Period - From 08/02/2022

to

07/02/2023

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	9a Barina Cr CROYDON 3136	\$880,000	08/12/2022
2	36a Broughton Av CROYDON 3136	\$880,000	14/12/2022
3	14 Vicki St CROYDON 3136	\$845,000	14/12/2022

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:

08/02/2023 16:06



 4  2  2

Property Type: House (Res)

Land Size: 391 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

08/02/2022 - 07/02/2023: \$880,000

Comparable Properties



9a Barina Cr CROYDON 3136 (REI/VG)

Agent Comments

 3  2  2

Price: \$880,000

Method: Private Sale

Date: 08/12/2022

Property Type: House

Land Size: 521 sqm approx



36a Broughton Av CROYDON 3136 (REI)

Agent Comments

 3  2  2

Price: \$880,000

Method: Private Sale

Date: 14/12/2022

Property Type: House

Land Size: 431 sqm approx



14 Vicki St CROYDON 3136 (REI/VG)

Agent Comments

 3  2  2

Price: \$845,000

Method: Private Sale

Date: 14/12/2022

Property Type: House

Land Size: 348 sqm approx

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122