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

17 Baddeley Circuit, Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Single pric	e \$850,000						
Median sale price							
Median price	\$635,000	Pro	operty Type Vac	ant land	Suburb Croydon		
Period - From	24/03/2021	to	23/03/2022	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 sixmonths 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		
2		
3		

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:

24/03/2022 17:22



17 Baddeley Circuit, Croydon Vic 3136







Property Type: Land (Res) **Land Size:** 527 sqm approx Agent Comments Brent Earney 9725 0000 0409 726 136 brentearney@methven.com.au

Indicative Selling Price \$850,000 Median Land Price 24/03/2021 - 23/03/2022: \$635,000

Comparable Properties

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.

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