

# 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](http://consumer.vic.gov.au/underquoting)

Single price

\$850,000

### Median sale price

Median price

\$635,000

Property Type

Vacant 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 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		
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

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



**Property Type:** Land (Res)

**Land Size:** 527 sqm approx

Agent Comments

## 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.

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