



## STATEMENT OF INFORMATION

27 BROUGHTON ROAD, MONTROSE  
PREPARED BY BELL REAL ESTATE MONTROSE, 896 MT DANDENONG ROAD, MONTROSE

## 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 BROUGHTON AVENUE CROYDON VIC 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$950,000

&

\$1,000,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$916,400

Property type

House

Suburb

Croydon

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

### 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 6 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

|                                                  |           |           |
|--------------------------------------------------|-----------|-----------|
| 3 KINGSBRIDGE COURT CROYDON HILLS VIC 3136       | \$985,000 | 24-Oct-21 |
| 13 MARCUS ROAD CROYDON VIC 3136                  | \$980,000 | 30-Nov-21 |
| 66 SETTLERS HILL CRESCENT CROYDON HILLS VIC 3136 | \$950,000 | 16-Oct-21 |

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 6 months.~~

This Statement of Information was prepared on: 17 March 2022



**3 KINGSBRIDGE COURT CROYDON HILLS VIC 3136** Sold Price **\$985,000** Sold Date **24-Oct-21**

3 2 2

Distance **1.11km**



**13 MARCUS ROAD CROYDON VIC 3136** Sold Price **\$980,000** Sold Date **30-Nov-21**

3 2 2

Distance **1.49km**



**66 SETTLERS HILL CRESCENT CROYDON HILLS VIC 3136** Sold Price **\$950,000** Sold Date **16-Oct-21**

3 1 -

Distance **1.51km**

RS = Recent sale UN = Undisclosed Sale

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