

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

30 Humber Road, Croydon North Vic 3136

Indicative selling price

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

Range between \$650,000 & \$715,000

Median sale price

Median price \$682,750 Property Type Unit Suburb Croydon North

Period - From 04/10/2021 to 03/10/2022 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	4/26 Humber Rd CROYDON NORTH 3136	\$745,000	26/05/2022
2	1/6 Humber Rd CROYDON NORTH 3136	\$715,000	03/10/2022
3	8/41-45 Karingal St CROYDON NORTH 3136	\$685,000	20/08/2022

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:

04/10/2022 16:21



3 1 2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$650,000 - \$715,000
Median Unit Price
04/10/2021 - 03/10/2022: \$682,750

Comparable Properties



4/26 Humber Rd CROYDON NORTH 3136 (REI/VG)

Agent Comments

3 2 2

Price: \$745,000
Method: Private Sale
Date: 26/05/2022
Property Type: Unit
Land Size: 361 sqm approx



1/6 Humber Rd CROYDON NORTH 3136 (REI)

Agent Comments

3 2 2

Price: \$715,000
Method: Private Sale
Date: 03/10/2022
Property Type: Unit
Land Size: 323 sqm approx



8/41-45 Karingal St CROYDON NORTH 3136 (REI)

Agent Comments

3 1 2

Price: \$685,000
Method: Private Sale
Date: 20/08/2022
Property Type: Unit
Land Size: 329 sqm approx