

# 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

9A Sellick Drive, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$880,000 & \$935,000

### Median sale price

Median price \$902,500 Property Type House Suburb Croydon

Period - From 01/04/2021 to 30/06/2021 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	40a Sellick Dr CROYDON 3136	\$985,000	15/07/2021
2	7 Kurrajong Av CROYDON 3136	\$942,777	21/05/2021
3	3A Caromar St CROYDON 3136	\$915,000	04/05/2021

**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:

10/09/2021 11:03



**Property Type:** Land

Agent Comments

**Indicative Selling Price**

\$880,000 - \$935,000

**Median House Price**

June quarter 2021: \$902,500

## Comparable Properties



**40a Sellick Dr CROYDON 3136 (REI)**

Agent Comments



**Price:** \$985,000

**Method:** Auction Sale

**Date:** 15/07/2021

**Property Type:** Townhouse (Res)



**7 Kurrajong Av CROYDON 3136 (REI/VG)**

Agent Comments



**Price:** \$942,777

**Method:** Private Sale

**Date:** 21/05/2021

**Property Type:** House

**Land Size:** 478 sqm approx



**3A Caromar St CROYDON 3136 (REI)**

Agent Comments



**Price:** \$915,000

**Method:** Private Sale

**Date:** 04/05/2021

**Property Type:** House

**Land Size:** 294 sqm approx

**Account - Barry Plant** | P: 03 9725 9855 | F: 03 9725 2454