#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	9A Sellick Drive, Croydon Vic 3136
Including suburb and	
postcode	

#### Indicative selling price

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

Thange between \$400,000	Range between \$	\$880,000	&	\$935,000
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#### Median sale price

Median price	\$902,500	Pro	perty 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.

Ad	dress 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

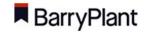
## 3 3A Caromar St CROYDON 3136 \$915,000 04/05/2021

**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









**Indicative Selling Price** \$880,000 - \$935,000 **Median House Price** June quarter 2021: \$902,500

### Comparable Properties



40a Sellick Dr CROYDON 3136 (REI)





Price: \$985,000 Method: Auction Sale Date: 15/07/2021

Property Type: Townhouse (Res)

Agent Comments



7 Kurrajong Av CROYDON 3136 (REI/VG)

**=** 3







Price: \$942,777 Method: Private Sale Date: 21/05/2021 Property Type: House Land Size: 478 sqm approx Agent Comments



3A Caromar St CROYDON 3136 (REI)





Price: \$915,000 Method: Private Sale Date: 04/05/2021 Property Type: House Land Size: 294 sqm approx Agent Comments

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



