

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

11 View Street, Croydon Vic 3136

Indicative selling price

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

Range between

\$750,000

&

\$820,000

Median sale price

Median price

\$860,888

Property Type

House

Suburb

Croydon

Period - From

01/01/2021

to

31/03/2021

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	1/4 Surrey Rd.W CROYDON 3136	\$815,000	27/04/2021
2	10 Warruga Ct CROYDON 3136	\$805,000	26/04/2021
3	24a Haig St CROYDON 3136	\$800,000	19/01/2021

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:

30/06/2021 12:59

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Indicative Selling Price
\$750,000 - \$820,000
Median House Price
March quarter 2021: \$860,888



 3  2  1

Rooms: 4
Property Type: House
Land Size: 490 sqm approx
Agent Comments

Comparable Properties



1/4 Surrey Rd. W CROYDON 3136 (REI)

Agent Comments

 3  1  2

Price: \$815,000
Method: Private Sale
Date: 27/04/2021
Property Type: House
Land Size: 495 sqm approx



10 Warruga Ct CROYDON 3136 (REI)

Agent Comments

 4  1  1

Price: \$805,000
Method: Private Sale
Date: 26/04/2021
Property Type: House
Land Size: 426 sqm approx

24a Haig St CROYDON 3136 (VG)

Agent Comments

 3  -  -

Price: \$800,000
Method: Sale
Date: 19/01/2021
Property Type: House (Res)
Land Size: 501 sqm approx