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	
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Indicative selling price

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

Range between \$1,350,000	&	\$1,450,000
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Median sale price

Median price	\$1,112,000	Pro	perty Type	louse		Suburb	Croydon North
Period - From	01/04/2024	to	30/06/2024	S	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

Add	dress of comparable property	Price	Date of sale
1	1 Baringa Rd CROYDON NORTH 3136	\$1,190,000	15/03/2024
2	40 Neuparth Rd CROYDON NORTH 3136	\$1,440,000	05/03/2024
3	16 Mitchell Ct CROYDON NORTH 3136	\$1,440,000	02/03/2024

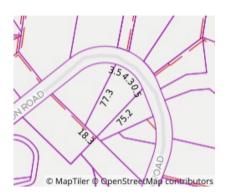
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	23/08/2024 14:53









Property Type: House **Land Size:** 2300 sqm approx Agent Comments

Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price June quarter 2024: \$1,112,000

Comparable Properties



1 Baringa Rd CROYDON NORTH 3136 (REI/VG) Agent Comments

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Price: \$1,190,000 **Method:** Private Sale **Date:** 15/03/2024

Property Type: House (Res) Land Size: 1220 sqm approx



40 Neuparth Rd CROYDON NORTH 3136

(REI/VĠ)





Price: \$1,440,000 **Method:** Private Sale **Date:** 05/03/2024

Property Type: House (Res) **Land Size:** 1059 sqm approx

Agent Comments



KEI/VG





Price: \$1,440,000 **Method:** Auction Sale **Date:** 02/03/2024

Property Type: House (Res) Land Size: 1006 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 9842 8888





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