

# 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

59-63 Richardson Road, Croydon North Vic 3136

### Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

### Median sale price

Median price \$1,112,000

Property Type House

Suburb Croydon North

Period - From 01/04/2024

to

30/06/2024

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.

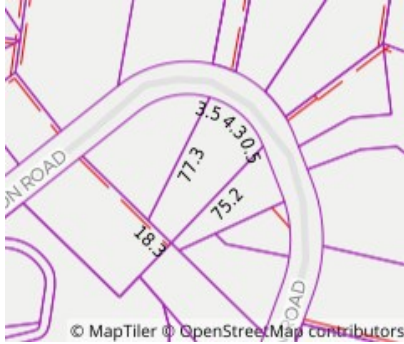
	Address of comparable property	Price	Date of sale
1	1 Baringa Rd CROYDON NORTH 3136	\$1,190,000	15/03/2024
2	40 Neuparth Rd CROYDON NORTH 3136	\$1,440,000	05/03/2024
3	16 Mitchell Ct CROYDON NORTH 3136	\$1,440,000	02/03/2024

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties 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



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**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**

 4    2    2

**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/VG)** **Agent Comments**

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**Price:** \$1,440,000  
**Method:** Private Sale  
**Date:** 05/03/2024  
**Property Type:** House (Res)  
**Land Size:** 1059 sqm approx



**16 Mitchell Ct CROYDON NORTH 3136 (REI/VG)** **Agent Comments**

 4    2    2

**Price:** \$1,440,000  
**Method:** Auction Sale  
**Date:** 02/03/2024  
**Property Type:** House (Res)  
**Land Size:** 1006 sqm approx

**Account - Barry Plant** | P: 03 9842 8888