

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 37 Bambra Street, Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$870,000

or range between \$900,000

&

\$

Median sale price

Median price \$911,000

Property type House

Croydon

Period - From 01/01/2022

to

31/03/2022

Source REIU

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) 27 Meadowlark Lane, Mooroolbark Vic 3138	\$895,000	22/02/2022
2) 6 Meadowlark Lane, Mooroolbark Vic 3138	\$878,500	25/02/2022
3) 6 Brenda Court, Croydon Vic 3136	\$845,000	24/03/2022

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: 17/06/2022

