

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

1/9 Parrs Road, Croydon Vic 3136

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$865,750 Property Type House Suburb Croydon

Period - From 01/01/2023 to 31/03/2023 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	18A Kevin Ct KILSYTH 3137	\$763,500	13/01/2023
2	1/10 Joffre St CROYDON 3136	\$715,000	10/03/2023
3	1/29 Plumer St CROYDON 3136	\$680,000	17/04/2023

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:

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1/9 Parrs Road, Croydon

Additional information

Maroondah Council Rates: \$TBC (Refer S32)

Water Rates: \$TBC (Refer S32)

General Residential Zone Schedule 1

Significant Landscape Overlay Schedule 4

Land size: 448sqm approx.

New carpet

Freshly painted

New timber flooring

Lounge with gas heater

Stone kitchen with electric cooking

Soft close cabinetry

Dishwasher

Large main bedroom with BIRs

Updated bathroom with terrazzo flooring

Separate WC

Rental Estimate

\$470 per week based on current market conditions

Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected

Close proximity to

Schools

Ruskin Park Primary- Ruskin Ave, Croydon (550m)

Yarra Hills Secondary- Reay Rd, Croydon (3.2km)

Shops

Woolworths Croydon- Mt Dandenong Rd, Croydon (1.7km)

Eastland- Maroondah Hwy, Ringwood (7.5km)

Parks

Dorset Recreation Park- access via Parrs Rd (300m)

Croydon Park- Mt Dandenong Rd, Croydon (1.4km)

Transport

Croydon Station (2.2km)

Bus 688 Croydon to Upper Ferntree Gully

Bus 690 Croydon to Boronia

Settlement

30/60 days or any other such terms that have been agreed to in writing by the vendor prior to auction



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Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

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