

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

1/47 Humber Road, Croydon North Vic 3136

Indicative selling price

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

Single price

\$789,950

Median sale price

Median price

\$805,000

Property Type

Unit

Suburb

Croydon North

Period - From

01/07/2024

to

30/09/2024

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	3/27 Bonnie View Rd CROYDON NORTH 3136	\$770,000	22/11/2024
2	3 Hartley Rd CROYDON 3136	\$786,000	09/09/2024
3	10/37 Holloway Rd CROYDON NORTH 3136	\$790,000	14/08/2024

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:

02/12/2024 13:13



 3
  2
  2

Property Type: House

Agent Comments

Indicative Selling Price

\$789,950

Median Unit Price

September quarter 2024: \$805,000

Comparable Properties



3/27 Bonnie View Rd CROYDON NORTH 3136 (REI)

Agent Comments

 3
  1
  3

Price: \$770,000

Method: Private Sale

Date: 22/11/2024

Property Type: Unit

Land Size: 383 sqm approx



3 Hartley Rd CROYDON 3136 (REI)

Agent Comments

 3
  1
  2

Price: \$786,000

Method: Private Sale

Date: 09/09/2024

Property Type: House (Res)

Land Size: 386 sqm approx



10/37 Holloway Rd CROYDON NORTH 3136 (REI)

Agent Comments

 3
  2
  2

Price: \$790,000

Method: Private Sale

Date: 14/08/2024

Property Type: Townhouse (Res)

Land Size: 222 sqm approx

Account - Barry Plant | P: 03 9735 3300