Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	1/47 Humber Road, Croydon North Vic 3136
Including suburb and	·
postcode	

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	Sourc	e 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

Address of comparable property		1 1100	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



Date of sale









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)

Price: \$770,000 Method: Private Sale Date: 22/11/2024 Property Type: Unit

Land Size: 383 sqm approx

Agent Comments



3 Hartley Rd CROYDON 3136 (REI)

Agent Comments

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)

Price: \$790,000 Method: Private Sale Date: 14/08/2024

Property Type: Townhouse (Res) Land Size: 222 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300





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