

# 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

4 Rodleigh Street, Croydon Vic 3136

### Indicative selling price

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

Range between

\$700,000

&

\$770,000

### Median sale price

Median price

\$973,000

Property Type

House

Suburb

Croydon

Period - From

01/07/2021

to

30/09/2021

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	13 Buvelot Ct CHIRNSIDE PARK 3116	\$770,000	20/12/2021
2	67 Diane Cr CROYDON 3136	\$760,000	24/11/2021
3	73 Esther Cr MOOROOLBARK 3138	\$756,000	21/11/2021

**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:

19/01/2022 10:50



**Property Type:** Land  
**Land Size:** 605 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$700,000 - \$770,000  
**Median House Price**  
September quarter 2021: \$973,000

## Comparable Properties



**13 Buvelot Ct CHIRNSIDE PARK 3116 (REI)**

**Agent Comments**



**Price:** \$770,000  
**Method:** Private Sale  
**Date:** 20/12/2021  
**Property Type:** House  
**Land Size:** 387 sqm approx



**67 Diane Cr CROYDON 3136 (REI/VG)**

**Agent Comments**



**Price:** \$760,000  
**Method:** Private Sale  
**Date:** 24/11/2021  
**Property Type:** House  
**Land Size:** 402 sqm approx



**73 Esther Cr MOOROOLBARK 3138 (REI)**

**Agent Comments**



**Price:** \$756,000  
**Method:** Private Sale  
**Date:** 21/11/2021  
**Property Type:** House  
**Land Size:** 401 sqm approx

**Account - Barry Plant** | P: 03 9725 9855 | F: 03 9725 2454