Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	44 Taronga Crescent, Croydon Vic 3136
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$780,000	&	\$850,000
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Median sale price

Median price	\$930,000	Pro	perty Type	House		Suburb	Croydon
Period - From	01/04/2021	to	31/03/2022		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

7,01	aress of comparable property	1 1100	Date of Sale
1	35 Glen Dhu Rd KILSYTH 3137	\$815,000	10/03/2022
2	449 Mt Dandenong Rd KILSYTH 3137	\$780,000	08/12/2021
3			

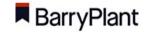
OR

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:	13/05/2022 15:41



Date of sale







Property Type: House **Land Size:** 904 sqm approx

Agent Comments

Indicative Selling Price \$780,000 - \$850,000 **Median House Price** Year ending March 2022: \$930,000

Comparable Properties



35 Glen Dhu Rd KILSYTH 3137 (REI)

3



2

Price: \$815,000

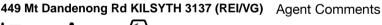
Method: Sold Before Auction

Date: 10/03/2022

Rooms: 7

Property Type: House (Res) **Land Size:** 872 sqm approx

Agent Comments









Price: \$780.000

Method: Sold Before Auction

Date: 08/12/2021 Rooms: 6

Property Type: House (Res) Land Size: 827 sqm approx

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.

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



