

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

44 Taronga Crescent, Croydon Vic 3136

Indicative selling price

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

Range between

\$780,000

&

\$850,000

Median sale price

Median price

\$930,000

Property 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 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	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



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)

Agent Comments



Price: \$815,000
Method: Sold Before Auction
Date: 10/03/2022
Rooms: 7
Property Type: House (Res)
Land Size: 872 sqm approx



449 Mt Dandenong Rd KILSYTH 3137 (REI/VG)

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.

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