

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 68 Evans Drive, Croydon, VIC 3136

Indicative selling price

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

Price Range \$1,150,000 & \$1,260,000

Median sale price

Median price \$901,000 Property Type House Suburb Croydon (3136)

Period - From 01/05/2023 to 31/08/2023 Source REIV

Comparable property sales

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
15 EVANS DRIVE, CROYDON VIC 3136	\$1,310,000	30/11/2022
23 RIVER GUM DRIVE, CROYDON NORTH VIC 3136	\$1,200,000	22/06/2023
3 EVANS DRIVE, CROYDON VIC 3136	\$1,250,000	07/07/2023

This Statement of Information was prepared on: 19/09/2023