

# 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

32 James Milne Drive, Croydon North 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 \$825,000 & \$890,000

### Median sale price

Median price \$832,500 Property Type House Suburb Croydon North

Period - From 01/10/2019 to 30/09/2020 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	99 Langdale Dr CROYDON HILLS 3136	\$855,500	21/07/2020
2	20 Latrobe Ct CROYDON HILLS 3136	\$835,000	12/07/2020
3	38 Highland Av CROYDON 3136	\$820,000	28/06/2020

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:

19/11/2020 10:31



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 786 sqm approx

Agent Comments

## Comparable Properties



**99 Langdale Dr CROYDON HILLS 3136 (REI/VG)**

Agent Comments



**Price:** \$855,500

**Method:** Private Sale

**Date:** 21/07/2020

**Rooms:** 6

**Property Type:** House

**Land Size:** 645 sqm approx



**20 Latrobe Ct CROYDON HILLS 3136 (REI/VG)** Agent Comments



**Price:** \$835,000

**Method:** Private Sale

**Date:** 12/07/2020

**Rooms:** 5

**Property Type:** House

**Land Size:** 449 sqm approx



**38 Highland Av CROYDON 3136 (VG)**

Agent Comments



**Price:** \$820,000

**Method:** Sale

**Date:** 28/06/2020

**Property Type:** House (Res)

**Land Size:** 650 sqm approx