

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

14 The Range Boulevard, Croydon Vic 3136

Indicative selling price

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

Range between \$1,090,000

&

\$1,150,000

Median sale price

Median price \$960,000

Property Type House

Suburb Croydon

Period - From 01/01/2024

to 31/03/2024

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	1 Arnot Ct CROYDON 3136	\$1,145,000	31/01/2024
2	132 Evans Dr CROYDON 3136	\$1,131,000	26/03/2024
3	131 Nangathan Way CROYDON NORTH 3136	\$1,112,000	18/04/2024

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:

04/06/2024 14:29

14 The Range Boulevard, Croydon Vic 3136



4 3 2

Property Type: House
Land Size: 528 sqm approx
Agent Comments

Indicative Selling Price
\$1,090,000 - \$1,150,000
Median House Price
March quarter 2024: \$960,000

Comparable Properties



1 Arnot Ct CROYDON 3136 (REI/VG)

Agent Comments

4 3 2

Price: \$1,145,000
Method: Private Sale
Date: 31/01/2024
Property Type: House (Res)
Land Size: 508 sqm approx



132 Evans Dr CROYDON 3136 (REI/VG)

Agent Comments

4 2 2

Price: \$1,131,000
Method: Private Sale
Date: 26/03/2024
Property Type: House
Land Size: 533 sqm approx



131 Nangathan Way CROYDON NORTH 3136 (REI)

Agent Comments

3 2 2

Price: \$1,112,000
Method: Expression of Interest
Date: 18/04/2024
Property Type: House (Res)
Land Size: 682 sqm approx

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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