

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 62 Sellick Drive, Croydon Vic 3136

Indicative selling price

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

Range between \$670,000 & \$720,000

Median sale price

Median price \$906,000 Property type House Suburb Croydon

Period - From 01/10/2023 to 31/12/2023 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
18 Lena Grove, Kilsyth Vic 3137	\$670,000	25/01/2024
20 Garden Street, Kilsyth Vic 3137	\$685,500	13/09/2023
1/5 Orchard Street, Kilsyth Vic 3137	\$692,000	27/11/2023

This Statement of Information was prepared on: 06/03/2024