

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

26-28 Hull Road, Croydon Vic 3136

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$887,500

Property Type House

Suburb Croydon

Period - From 01/10/2022

to 30/09/2023

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	36 Croydon Rd CROYDON 3136	\$1,110,000	23/08/2023
2	31 Taronga Cr CROYDON 3136	\$1,100,000	27/06/2023
3	34 Croydon Rd CROYDON 3136	\$1,080,000	14/08/2023

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:

20/11/2023 11:59

26-28 Hull Road, Croydon Vic 3136



 4  3  2

Property Type: House (Res)

Land Size: 975 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

Year ending September 2023: \$887,500

Comparable Properties



36 Croydon Rd CROYDON 3136 (REI)

Agent Comments

 3  2  5

Price: \$1,110,000

Method: Sold Before Auction

Date: 23/08/2023

Property Type: House (Res)

Land Size: 1007 sqm approx



31 Taronga Cr CROYDON 3136 (VG)

Agent Comments

 3  -  -

Price: \$1,100,000

Method: Sale

Date: 27/06/2023

Property Type: House (Res)

Land Size: 1396 sqm approx



34 Croydon Rd CROYDON 3136 (REI/VG)

Agent Comments

 4  1  2

Price: \$1,080,000

Method: Sold Before Auction

Date: 14/08/2023

Property Type: House (Res)

Land Size: 1010 sqm approx

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



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