

# 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

18 Scurry Drive, Croydon 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 \$950,000

&

\$1,045,000

### Median sale price

Median price \$725,000

Property Type House

Suburb Croydon

Period - From 01/01/2019

to 31/12/2019

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	38 Mcpherson Dr CROYDON 3136	\$988,000	12/11/2019
2			
3			

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:

31/03/2020 17:31

18 Scurry Drive, Croydon Vic 3136



 4  2  2

**Rooms:** 8

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

**Land Size:** 539 sqm approx

Agent Comments

**Indicative Selling Price**

\$950,000 - \$1,045,000

**Median House Price**

Year ending December 2019: \$725,000

## Comparable Properties



**38 Mcpherson Dr CROYDON 3136 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$988,000

**Method:** Private Sale

**Date:** 12/11/2019

**Rooms:** 7

**Property Type:** House

**Land Size:** 512 sqm approx

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.

**Account** - Noel Jones | P: 03 98487888 | F: 03 98487472



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.