

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

1/4 Surrey Road West, Croydon Vic 3136

Indicative selling price

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

Range between \$690,000

&

\$755,000

Median sale price

Median price \$807,500

Property Type House

Suburb Croydon

Period - From 01/10/2020

to 31/12/2020

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	31 Norman Rd CROYDON 3136	\$752,000	14/10/2020
2	177 Lincoln Rd CROYDON 3136	\$715,000	05/12/2020
3	40 Broughton Av CROYDON 3136	\$699,000	13/03/2021

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:

21/03/2021 23:20



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Property Type: House
Land Size: 495 sqm approx
Agent Comments

Indicative Selling Price
\$690,000 - \$755,000
Median House Price
December quarter 2020: \$807,500

Comparable Properties



31 Norman Rd CROYDON 3136 (VG)

Agent Comments

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Price: \$752,000
Method: Sale
Date: 14/10/2020
Property Type: House (Res)
Land Size: 488 sqm approx



177 Lincoln Rd CROYDON 3136 (VG)

Agent Comments

3 - -

Price: \$715,000
Method: Sale
Date: 05/12/2020
Property Type: House (Res)
Land Size: 622 sqm approx



40 Broughton Av CROYDON 3136 (REI)

Agent Comments

3 1 1

Price: \$699,000
Method: Auction Sale
Date: 13/03/2021
Property Type: House (Res)
Land Size: 362 sqm approx