

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

3/60 Diane Crescent, Croydon Vic 3136

Indicative selling price

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

Single price

\$749,950

Median sale price

Median price

\$860,888

Property Type

House

Suburb

Croydon

Period - From

01/01/2021

to

31/03/2021

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	1/4 Haig St CROYDON 3136	\$741,000	15/02/2021
2	1/31 Bonnie View Rd CROYDON NORTH 3136	\$748,300	20/01/2021
3	60 Zealandia Rd.W CROYDON NORTH 3136	\$760,000	11/12/2020

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:

27/05/2021 16:43



Property Type:
Agent Comments

Indicative Selling Price
\$749,950
Median House Price
March quarter 2021: \$860,888

Comparable Properties



1/4 Haig St CROYDON 3136 (REI/VG)

Agent Comments

 3  2  2

Price: \$741,000
Method: Private Sale
Date: 15/02/2021
Property Type: Townhouse (Single)



1/31 Bonnie View Rd CROYDON NORTH 3136 (REI/VG)

Agent Comments

 3  2  2

Price: \$748,300
Method: Private Sale
Date: 20/01/2021
Property Type: House
Land Size: 317 sqm approx



60 Zealandia Rd.W CROYDON NORTH 3136 (REI)

Agent Comments

 4  1  4

Price: \$760,000
Method: Private Sale
Date: 11/12/2020
Property Type: House
Land Size: 528 sqm approx