

# 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 47-49 Richardson Road, Croydon North 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 \$1,100,000 & \$1,200,000

### Median sale price

Median price \$815,250 Property Type House Suburb Croydon North

Period - From 01/07/2019 to 30/09/2019 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	11 Merrill Cr WARRANWOOD 3134	\$1,105,000	21/09/2019
2	12-14 Zealandia Rd.E CROYDON NORTH 3136	\$1,160,000	27/07/2019
3	16 Emily Ct CROYDON 3136	\$1,173,000	12/08/2019

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: 02/01/2020 18:04



 5    2    2

**Property Type:** House  
**Land Size:** 1651 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
September quarter 2019: \$815,250

## Comparable Properties



11 Merrill Cr WARRANWOOD 3134 (REI/VG)

**Agent Comments**

 4    2    2

**Price:** \$1,105,000  
**Method:** Auction Sale  
**Date:** 21/09/2019  
**Property Type:** House (Res)  
**Land Size:** 2818 sqm approx



12-14 Zealandia Rd.E CROYDON NORTH 3136 (REI)

**Agent Comments**

 4    2    2

**Price:** \$1,160,000  
**Method:** Auction Sale  
**Date:** 27/07/2019  
**Property Type:** House (Res)  
**Land Size:** 1882 sqm approx



16 Emily Ct CROYDON 3136 (REI/VG)

**Agent Comments**

 4    2    2

**Price:** \$1,173,000  
**Method:** Private Sale  
**Date:** 12/08/2019  
**Rooms:** 8  
**Property Type:** House  
**Land Size:** 1090 sqm approx