

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

36 Croydon Road, Croydon Vic 3136

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$900,750

Property Type House

Suburb Croydon

Period - From 01/04/2023

to

30/06/2023

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 | 8 Dornoch Ct CROYDON 3136 | \$967,500 | 25/02/2023 |
| 2 | 24 Clegg Av CROYDON 3136 | \$960,000 | 04/03/2023 |
| 3 | 28 Oaktree Rd CROYDON NORTH 3136 | \$910,000 | 04/05/2023 |

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:

19/07/2023 11:00

John Hoskins
9874 7677
0418 345 008
john@hoskins.com.au

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

June quarter 2023: \$900,750



 4  2 

Property Type: House

Land Size: 1007 sqm approx

Agent Comments

Comparable Properties



8 Dornoch Ct CROYDON 3136 (REI/VG)

Agent Comments

 3  2  3

Price: \$967,500

Method: Auction Sale

Date: 25/02/2023

Property Type: House (Res)

Land Size: 975 sqm approx



24 Clegg Av CROYDON 3136 (REI/VG)

Agent Comments

 4  2  4

Price: \$960,000

Method: Private Sale

Date: 04/03/2023

Property Type: House

Land Size: 852 sqm approx



28 Oaktree Rd CROYDON NORTH 3136 (REI/VG)

Agent Comments

 3  2  3

Price: \$910,000

Method: Private Sale

Date: 04/05/2023

Property Type: House (Res)

Land Size: 870 sqm approx