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	con	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$900,000		&		\$990,000			
Median sale p	rice							
Median price	\$900,750	Pro	operty Type	Hous	se		Suburb	Croydon
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Ade	dress 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







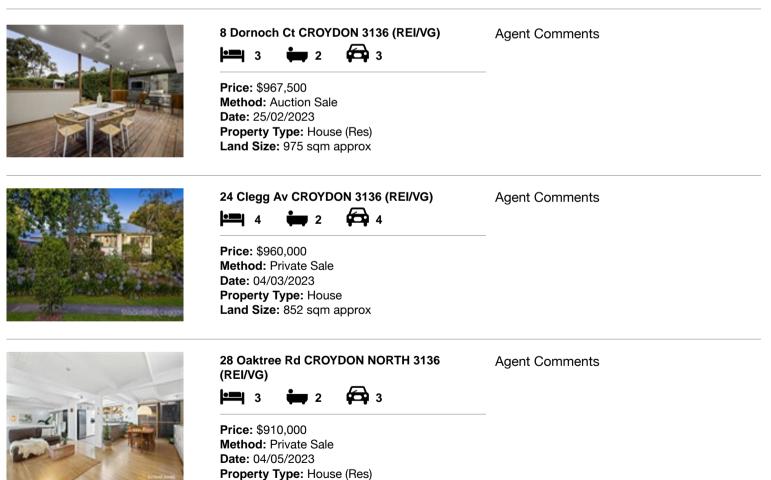


Property Type: House Land Size: 1007 sqm approx Agent Comments 9874 7677 0418 345 008 john@hoskins.com.au

John Hoskins

Indicative Selling Price \$900,000 - \$990,000 Median House Price June quarter 2023: \$900,750

Comparable Properties



Account - Hoskins | P: 98747677, 9722 9755



property data

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Land Size: 870 sqm approx

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