

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

5 Midhurst Road, Croydon Vic 3136

Indicative selling price

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

Range between \$960,000

&

\$1,030,000

Median sale price

Median price \$885,000

Property Type House

Suburb Croydon

Period - From 01/10/2020

to

30/09/2021

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 | 11 Grand View Av CROYDON 3136 | \$998,000 | 21/05/2021 |
| 2 | 14 Ambon Rise CROYDON NORTH 3136 | \$965,000 | 14/09/2021 |
| 3 | 44 Yarra Rd CROYDON NORTH 3136 | \$930,000 | 20/05/2021 |

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:

08/11/2021 14:56

5 Midhurst Road, Croydon Vic 3136

Brent Earney

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Indicative Selling Price

\$960,000 - \$1,030,000

Median House Price

Year ending September 2021: \$885,000



Rooms: 8

Property Type: House

Land Size: 1138.168 sqm approx

Agent Comments

Comparable Properties



11 Grand View Av CROYDON 3136 (VG)

Agent Comments



Price: \$998,000

Method: Sale

Date: 21/05/2021

Property Type: House (Res)

Land Size: 1252 sqm approx



14 Ambon Rise CROYDON NORTH 3136 (REI/VG)

Agent Comments



Price: \$965,000

Method: Private Sale

Date: 14/09/2021

Property Type: House

Land Size: 716 sqm approx



44 Yarra Rd CROYDON NORTH 3136 (REI/VG)

Agent Comments



Price: \$930,000

Method: Sold Before Auction

Date: 20/05/2021

Property Type: House

Land Size: 1013 sqm approx

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354