

# 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

1/14a Parrs Road, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$820,000 & \$850,000

### Median sale price

Median price \$881,000 Property Type House Suburb Croydon

Period - From 01/07/2023 to 30/09/2023 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	2/35 Taylors Rd CROYDON 3136	\$850,000	11/11/2023
2	4 Newhaven La CROYDON 3136	\$850,000	12/12/2023
3	3/155 Lincoln Rd CROYDON 3136	\$842,000	08/12/2023

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:

04/01/2024 16:34



 4    2    2

**Property Type:** Townhouse  
(Single)

**Land Size:** 246 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$820,000 - \$850,000

**Median House Price**

September quarter 2023: \$881,000

## Comparable Properties



**2/35 Taylors Rd CROYDON 3136 (REI/VG)**

**Agent Comments**

 3    2    2

**Price:** \$850,000

**Method:** Private Sale

**Date:** 11/11/2023

**Property Type:** Townhouse (Res)

**Land Size:** 236 sqm approx



**4 Newhaven La CROYDON 3136 (REI)**

**Agent Comments**

 3    2    2

**Price:** \$850,000

**Method:** Private Sale

**Date:** 12/12/2023

**Property Type:** Townhouse (Single)

**Land Size:** 245 sqm approx



**3/155 Lincoln Rd CROYDON 3136 (REI)**

**Agent Comments**

 3    2    2

**Price:** \$842,000

**Method:** Sold Before Auction

**Date:** 08/12/2023

**Property Type:** Townhouse (Res)

**Land Size:** 220 sqm approx