

# 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

33 Niel Street, Croydon 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 \$680,000

&

\$745,000

### Median sale price

Median price \$902,500

Property Type House

Suburb Croydon

Period - From 01/04/2021

to

30/06/2021

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	21 Emma Rd CROYDON 3136	\$722,000	04/06/2021
2	23 Broughton Av CROYDON 3136	\$745,000	29/05/2021
3	20 Starcross Av CROYDON 3136	\$660,000	12/04/2021

**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:

03/08/2021 10:06



3 1 5

**Rooms:** 6

**Property Type:** House

**Land Size:** 1110 sqm approx

Agent Comments

## Comparable Properties



**21 Emma Rd CROYDON 3136 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$722,000

**Method:** Private Sale

**Date:** 04/06/2021

**Property Type:** House

**Land Size:** 485 sqm approx



**23 Broughton Av CROYDON 3136 (REI)**

Agent Comments

3 1 1

**Price:** \$745,000

**Method:** Private Sale

**Date:** 29/05/2021

**Rooms:** 4

**Property Type:** House

**Land Size:** 427 sqm approx



**20 Starcross Av CROYDON 3136 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$660,000

**Method:** Private Sale

**Date:** 12/04/2021

**Property Type:** House

**Land Size:** 419 sqm approx