## 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										
Range betweer	n \$680,000		&		\$745,000					
Median sale price										
Median price	\$902,500	Pro	Property Type		House		Suburb	Croydon		
Period - From	01/04/2021	to	30/06/2021		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.

Ad	dress 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









Rooms: 6 Property Type: House Land Size: 1110 sqm approx Agent Comments 03 8870 2888 0418 149 290 jcorsi@philipwebb.com.au

Indicative Selling Price \$680,000 - \$745,000 Median House Price June quarter 2021: \$902,500

# **Comparable Properties**

21 Emma Rd CROYDON 3136 (REI/VG) 21 Emma Rd CROYDON 3136 (REI/VG) 22 Emma Rd CROYDON 3136 (REI/VG) 23 Emma Rd CROYDON 3136 (REI/VG) 24 Emma Rd CROYDON 3136 (REI/VG) 25 Emma Rd CROYDON 3136 (REI/VG) 26 Emma Rd CROYDON 3136 (REI/VG) 26 Emma Rd CROYDON 310 (REI/VG) 27 Emma Rd CROYDON 310 (REI/VG)	Agent Comments
23 Broughton Av CROYDON 3136 (REI) 23 Broughton Av CROYDON 3136 (REI) 23 a a a a a a a a a a a a a a a a a a a	Agent Comments
20 Starcross Av CROYDON 3136 (REI/VG) 20 Starcross Av CROYDON 310 (REI/VG) 20 Starcross Av CRO	Agent Comments

Account - Philip Webb





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.