

# 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

41 Richardson Road, Croydon North 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 \$1,500,000 & \$1,650,000

### Median sale price

Median price \$1,182,500 Property Type House Suburb Croydon North

Period - From 01/01/2023 to 31/03/2023 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	4 Oakwood Rise CROYDON 3136	\$1,585,000	23/01/2023
2	20 Northcott Av CROYDON 3136	\$1,510,000	04/12/2022
3			

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: 01/05/2023 15:53

41 Richardson Road, Croydon North Vic 3136

**Jellis  
Craig**

Cory Phillips

9870 6211

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**Indicative Selling Price**

\$1,500,000 - \$1,650,000

**Median House Price**

March quarter 2023: \$1,182,500



 6  2  2

**Property Type:** House

**Land Size:** 1640 sqm approx

**Agent Comments**

## Comparable Properties



**4 Oakwood Rise CROYDON 3136 (REI/VG)**

**Agent Comments**

 4  3  2

**Price:** \$1,585,000

**Method:** Private Sale

**Date:** 23/01/2023

**Property Type:** House

**Land Size:** 1381 sqm approx



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

**Agent Comments**

 5  3  2

**Price:** \$1,510,000

**Method:** Private Sale

**Date:** 04/12/2022

**Property Type:** House

**Land Size:** 841 sqm approx

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.

**Account - Jellis Craig** | P: 03 9870 6211 | F: 03 9870 6024



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