

## 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 22 The Range Boulevard, 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 \$790,000 & \$850,000

#### Median sale price

Median price \$750,000 House X Unit Suburb Croydon

Period - From 01/04/2018 to 31/03/2019 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	23 Dobbyn Rd CROYDON 3136	\$835,000	13/11/2018
2	85 Evans Dr CROYDON 3136	\$810,000	14/01/2019
3	1 Palmer Av CROYDON NORTH 3136	\$800,000	21/03/2019

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.



**Rooms:**  
**Property Type:** House (New - Detached)  
 Agent Comments

**Indicative Selling Price**  
 \$790,000 - \$850,000  
**Median House Price**  
 Year ending March 2019: \$750,000

## Comparable Properties



**23 Dobbryn Rd CROYDON 3136 (REI)**

Agent Comments



**Price:** \$835,000  
**Method:** Private Sale  
**Date:** 13/11/2018  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 512 sqm approx



**85 Evans Dr CROYDON 3136 (REI/VG)**

Agent Comments



**Price:** \$810,000  
**Method:** Private Sale  
**Date:** 14/01/2019  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 595 sqm approx



**1 Palmer Av CROYDON NORTH 3136 (REI)**

Agent Comments



**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 21/03/2019  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 317 sqm approx