



STATEMENT OF INFORMATION

66 CROYDON ROAD, CROYDON

PREPARED BY BELL REAL ESTATE MONTROSE, 896 MT DANDENONG ROAD, MONTROSE

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

66 Croydon Road Croydon VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,370,000

&

\$1,470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$867,500

Property type

House

Suburb

Croydon

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

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 6 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

23 Lindisfarne Avenue Croydon VIC 3136	\$1,375,000	07-May-21
3 Sandgate Avenue Croydon VIC 3136	\$1,425,500	15-Oct-21
1 Luton Court Croydon VIC 3136	\$1,372,000	04-Oct-21

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 6 months.~~

This Statement of Information was prepared on: 22 October 2021



23 Lindisfarne Avenue Croydon VIC 3136
 Sold Price **\$1,375,000**
 Sold Date **07-May-21**

4
 2
 2

Distance **1.04km**



3 Sandgate Avenue Croydon VIC 3136
 Sold Price ^{RS} **\$1,425,500**
 Sold Date **15-Oct-21**

4
 2
 4

Distance **1.53km**



1 Luton Court Croydon VIC 3136
 Sold Price ^{RS} **\$1,372,000**
 Sold Date **04-Oct-21**

4
 2
 6

Distance **1.59km**

RS = Recent sale **UN** = Undisclosed Sale

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