## Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 1/5 Niel Street, Croydon Vic 3136

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$750,000		&		\$825,000			
Median sale pi	rice							
Median price	\$973,000	Pro	operty Type	Hous	se		Suburb	Croydon
Period - From	01/07/2021	to	30/09/2021		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.

Add	dress of comparable property	Price	Date of sale
1	9 Surrey Rd.W CROYDON 3136	\$890,000	29/12/2021
2	12 Henry Rd CROYDON 3136	\$890,000	20/11/2021
3	269 Dorset Rd CROYDON 3136	\$790,000	17/12/2021

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:

11/01/2022 09:32



1/5 Niel Street, Croydon Vic 3136







Rooms: 4 Property Type: House Land Size: 313 sqm approx Agent Comments Indicative Selling Price \$750,000 - \$825,000 Median House Price September quarter 2021: \$973,000

# **Comparable Properties**



12 Henry Rd CROYDON 3136 (REI)

Price: \$890,000 Method: Private Sale Date: 29/12/2021 Property Type: House Land Size: 417 sqm approx Agent Comments

Agent Comments



Price: \$890,000 Method: Auction Sale Date: 20/11/2021 Property Type: House (Res)

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269 Dorset Rd CROYDON 3136 (REI)



Agent Comments



Price: \$790,000 Method: Private Sale Date: 17/12/2021 Property Type: House Land Size: 429 sqm approx

#### Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454



propertydata

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