

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

69 Allendale Road, Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$750,000 & \$790,000

Median sale price

Median price \$755,000 Property Type House Suburb Croydon

Period - From 01/01/2020 to 31/03/2020 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	29 Patrick Av CROYDON NORTH 3136	\$787,000	18/03/2020
2	5 Dennis St CROYDON 3136	\$770,000	31/01/2020
3	20 Dixon Av CROYDON 3136	\$755,000	18/02/2020

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:

01/07/2020 17:20



Property Type: House

Land Size: 925.386 sqm approx

Agent Comments

Comparable Properties



29 Patrick Av CROYDON NORTH 3136 (REI)

Agent Comments



Price: \$787,000

Method: Private Sale

Date: 18/03/2020

Rooms: 5

Property Type: House

Land Size: 1076 sqm approx



5 Dennis St CROYDON 3136 (VG)

Agent Comments



Price: \$770,000

Method: Sale

Date: 31/01/2020

Property Type: House (Res)

Land Size: 864 sqm approx



20 Dixon Av CROYDON 3136 (REI/VG)

Agent Comments



Price: \$755,000

Method: Sold Before Auction

Date: 18/02/2020

Property Type: House (Res)

Land Size: 904 sqm approx