

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

34 Mcpherson Drive, Croydon Vic 3136

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$900,750

Property Type House

Suburb Croydon

Period - From 01/04/2023

to

30/06/2023

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	7 Lawson Ct CROYDON NORTH 3136	\$1,250,000	28/04/2023
2	12 Silver Birch Cl CROYDON NORTH 3136	\$1,180,000	13/05/2023
3	3 Grand View Av CROYDON 3136	\$1,180,000	25/03/2023

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:

21/08/2023 22:41

34 Mcpherson Drive, Croydon Vic 3136

McGrath

Joo Ming (JM) Lim

03 9889 8800

0476 784 585

joominglim@mcgrath.com.au

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

June quarter 2023: \$900,750



5 3 2

Property Type: House**Land Size:** 512 sqm approx

Agent Comments

Comparable Properties

**7 Lawson Ct CROYDON NORTH 3136 (REI/VG)** Agent Comments

5 2 2

Price: \$1,250,000**Method:** Private Sale**Date:** 28/04/2023**Property Type:** House**Land Size:** 660 sqm approx**12 Silver Birch Ct CROYDON NORTH 3136 (REI/VG)** Agent Comments

5 2 2

Price: \$1,180,000**Method:** Sold Before Auction**Date:** 13/05/2023**Property Type:** House (Res)**Land Size:** 705 sqm approx**3 Grand View Av CROYDON 3136 (REI/VG)** Agent Comments

5 2 4

Price: \$1,180,000**Method:** Auction Sale**Date:** 25/03/2023**Property Type:** House (Res)**Land Size:** 780 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of this information, the agents do not warrant the accuracy or completeness of the information. The information is for information only and does not constitute an offer of any financial product. The information is for information only and does not constitute an offer of any financial product. The information is for information only and does not constitute an offer of any financial product.

22/08/2023 21/08/2023