

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

7 Warriën Road, Croydon North Vic 3136

Indicative selling price

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

Range between \$790,000 & \$860,000

Median sale price

Median price \$820,000 Property Type House Suburb Croydon North

Period - From 01/01/2019 to 31/12/2019 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	81 Croydon Rd CROYDON 3136	\$836,300	28/02/2020
2	47 Warriën Rd CROYDON NORTH 3136	\$832,500	08/10/2019
3	29 Patrick Av CROYDON NORTH 3136	\$787,000	18/03/2020

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:

08/04/2020 18:34



Property Type: House
Land Size: 1093 sqm approx
Agent Comments

Indicative Selling Price
\$790,000 - \$860,000
Median House Price
Year ending December 2019: \$820,000

Comparable Properties



81 Croydon Rd CROYDON 3136 (REI)

Agent Comments



Price: \$836,300
Method: Private Sale
Date: 28/02/2020
Rooms: 5
Property Type: House
Land Size: 853 sqm approx



47 Warriën Rd CROYDON NORTH 3136 (REI/VG)

Agent Comments



Price: \$832,500
Method: Private Sale
Date: 08/10/2019
Rooms: 5
Property Type: House
Land Size: 942 sqm approx



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