

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 Warrien 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 Warrien 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

7 Warrien Road, Croydon North Vic 3136



Grant Lynch

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Indicative Selling Price

\$790,000 - \$860,000

Median House Price

Year ending December 2019: \$820,000



4 2 1

Property Type: House

Land Size: 1093 sqm approx

Agent Comments

Comparable Properties



81 Croydon Rd CROYDON 3136 (REI)

Agent Comments

4 2 1

Price: \$836,300

Method: Private Sale

Date: 28/02/2020

Rooms: 5

Property Type: House

Land Size: 853 sqm approx



47 Warrien Rd CROYDON NORTH 3136 (REI/VG)

Agent Comments

4 1 2

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

3 2 2

Price: \$787,000

Method: Private Sale

Date: 18/03/2020

Rooms: 5

Property Type: House

Land Size: 1076 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.