

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

56 Strathfield Parade, Croydon Vic 3136

Indicative selling price

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

Range between \$990,000

&

\$1,089,000

Median sale price

Median price \$865,750

Property Type House

Suburb Croydon

Period - From 01/01/2023

to

31/03/2023

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	18 Lemongrove Cr CROYDON HILLS 3136	\$1,046,800	04/03/2023
2	33 Angelica Cr CROYDON HILLS 3136	\$1,022,500	21/06/2023
3	13 Columbia Av CROYDON 3136	\$1,015,000	15/03/2023

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:

30/06/2023 12:05



4 2 2

Property Type: House (Res)

Land Size: 686 sqm approx

Agent Comments

Indicative Selling Price

\$990,000 - \$1,089,000

Median House Price

March quarter 2023: \$865,750

Comparable Properties



18 Lemongrove Cr CROYDON HILLS 3136 (REI/VG)

Agent Comments

4 2 4

Price: \$1,046,800

Method: Auction Sale

Date: 04/03/2023

Property Type: House (Res)

Land Size: 658 sqm approx



33 Angelica Cr CROYDON HILLS 3136 (REI)

Agent Comments

4 2 2

Price: \$1,022,500

Method: Auction Sale

Date: 21/06/2023

Property Type: House (Res)

Land Size: 662 sqm approx



13 Columbia Av CROYDON 3136 (REI/VG)

Agent Comments

4 2 2

Price: \$1,015,000

Method: Private Sale

Date: 15/03/2023

Property Type: House

Land Size: 866 sqm approx