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

12 Oaktree Road, Croydon North Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,000,000		&		\$1,100,000				
Median sale p	rice								
Median price	\$1,063,250	Pro	operty Type	Hou	se		Suburb	Croydon North	
Period - From	01/07/2021	to	30/09/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1 Mary Ct CROYDON NORTH 3136	\$1,180,000	21/10/2021
2	29 Oaktree Rd CROYDON NORTH 3136	\$1,062,000	29/10/2021
3	54 Oaktree Rd CROYDON NORTH 3136	\$1,050,000	21/10/2021

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:

15/11/2021 22:09





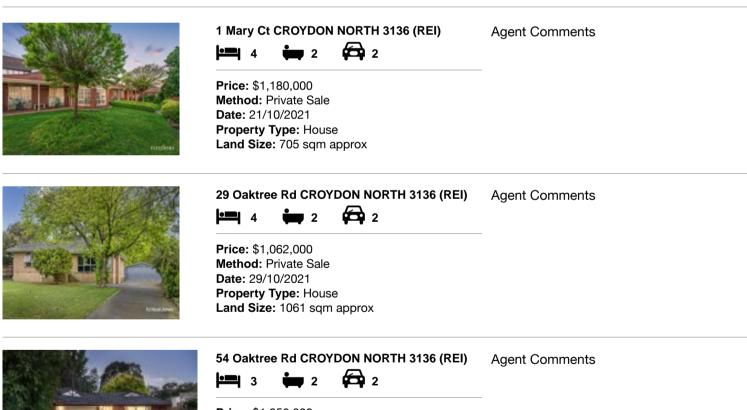
Vin McHugh 0418121102 vin.mchugh@eview.com.au





Property Type: House Land Size: 805 sqm approx Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price September quarter 2021: \$1,063,250

Comparable Properties





Price: \$1,050,000 Method: Sold Before Auction Date: 21/10/2021 Property Type: House (Res)

Account - Eview Group Frankston



propertydata

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