

# 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](http://consumer.vic.gov.au/underquoting)

Range between

\$1,000,000

&

\$1,100,000

### Median sale price

Median price

\$1,063,250

Property Type

House

Suburb

Croydon North

Period - From

01/07/2021

to

30/09/2021

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.

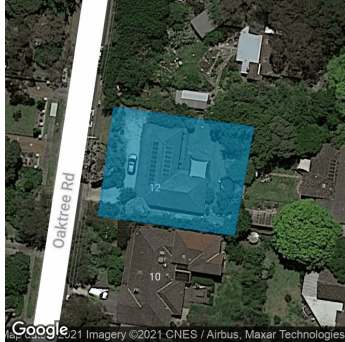
	Address of comparable property	Price	Date of sale
1	1 Mary Ct CROYDON NORTH 3136	\$1,180,000	21/10/2021
2	29 Oaktree Rd CROYDON NORTH 3136	\$1,062,000	29/10/2021
3	54 Oaktree Rd CROYDON NORTH 3136	\$1,050,000	21/10/2021

**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



**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



**1 Mary Ct CROYDON NORTH 3136 (REI)**

**Agent Comments**



**Price:** \$1,180,000  
**Method:** Private Sale  
**Date:** 21/10/2021  
**Property Type:** House  
**Land Size:** 705 sqm approx



**29 Oaktree Rd CROYDON NORTH 3136 (REI)**

**Agent Comments**



**Price:** \$1,062,000  
**Method:** Private Sale  
**Date:** 29/10/2021  
**Property Type:** House  
**Land Size:** 1061 sqm approx



**54 Oaktree Rd CROYDON NORTH 3136 (REI)**

**Agent Comments**



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