

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

3/9 Parrs Road, Croydon Vic 3136

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$767,500

Property Type

Townhouse

Suburb

Croydon

Period - From

03/05/2022

to

02/05/2023

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	5a Julie Rd CROYDON 3136	\$850,000	30/03/2023
2	3/30 Pascoe Av CROYDON 3136	\$832,500	21/04/2023
3	3/107 Mount View Pde CROYDON 3136	\$770,000	30/03/2023

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:

03/05/2023 16:20



woodards 

3/9 Parrs Road, Croydon

Additional information

Maroondah Council Rates: \$TBC (Refer S32)

Water Rates: \$TBC (Refer S32)

General Residential Zone Schedule 1

Significant Landscape Overlay Schedule 4

Land size: 160sqm approx.

House size:

Split system heating & cooling

Timber floorboards

Open plan living & dining

Stone kitchen with double pantry

Gas cooktop & electric oven

Dishwasher

Large main bedroom with BIR & ensuite

Sleek main bathroom with freestanding bath

Understairs storage

Water tank

Garden shed

Double garage with rear roller door access

Rental Estimate

\$500 per week based on current market conditions

Chattels

All fixed floor coverings, fixed light fittings as inspected

Close proximity to

Schools

Ruskin Park Primary- Ruskin Ave, Croydon (550m)

Yarra Hills Secondary- Reay Rd, Croydon (3.2km)

Shops

Woolworths Croydon- Mt Dandenong Rd, Croydon (1.7km)

Eastland- Maroondah Hwy, Ringwood (7.5km)

Parks

Dorset Recreation Park- access via Parrs Rd (300m)

Croydon Park- Mt Dandenong Rd, Croydon (1.4km)

Transport

Croydon Station (2.2km)

Bus 688 Croydon to Upper Ferntree Gully

Bus 690 Croydon to Boronia

Settlement

30/60 days or any other such terms that have been agreed to in writing by the vendor prior to auction



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