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

22 Binbrook Drive, Croydon Vic 3136

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	າ \$1,195,000		&		\$1,300,000			
Median sale p	rice							
Median price	\$973,000	Pro	operty Type	Hou	se		Suburb	Croydon
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.

Add	dress of comparable property	Price	Date of sale
1	9 Midhurst Rd CROYDON 3136	\$1,380,000	07/09/2021
2	1 Luton Ct CROYDON 3136	\$1,372,000	04/10/2021
3	192 Dorset Rd CROYDON 3136	\$1,165,000	10/07/2021

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:

04/11/2021 12:03





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Rooms: 7 Property Type: House Land Size: 942 sqm approx Agent Comments

Indicative Selling Price \$1,195,000 - \$1,300,000 **Median House Price** September quarter 2021: \$973,000

Comparable Properties



9 Midhurst Rd CROYDON 3136 (REI) **D** 3



Price: \$1,380,000 Method: Private Sale Date: 07/09/2021 Property Type: House Land Size: 500 sqm approx Agent Comments

Agent Comments



Price: \$1,372,000 Method: Private Sale Date: 04/10/2021 Property Type: House (Res) Land Size: 1086 sqm approx

1 Luton Ct CROYDON 3136 (REI)

2

6 6

2

4

192 Dorset Rd CROYDON 3136 (REI)



Agent Comments



Price: \$1,165,000 Method: Auction Sale Date: 10/07/2021 Property Type: House (Res) Land Size: 1406 sqm approx

Account - Eview Group Frankston



propertydata

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