

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

2 The Dell, Croydon North Vic 3136

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,100,000

Property Type House

Suburb Croydon North

Period - From 23/05/2021

to

22/05/2022

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	31 Aumann Ct CROYDON NORTH 3136	\$1,251,000	24/03/2022
2	120 Nangathan Way CROYDON NORTH 3136	\$1,240,000	19/03/2022
3	16 Langdale Dr CROYDON HILLS 3136	\$1,140,000	12/04/2022

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:

23/05/2022 14:41

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 4  2  2

Property Type: House
Land Size: 691 sqm approx
Agent Comments
Home Build Circa 1994.

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
23/05/2021 - 22/05/2022: \$1,100,000

Comparable Properties



31 Aumann Ct CROYDON NORTH 3136 (REI) **Agent Comments**

 3  2  2

Price: \$1,251,000
Method: Private Sale
Date: 24/03/2022
Property Type: House
Land Size: 573 sqm approx



120 Nangathan Way CROYDON NORTH 3136 (REI) **Agent Comments**

 4  2  2

Price: \$1,240,000
Method: Private Sale
Date: 19/03/2022
Property Type: House
Land Size: 722 sqm approx



16 Langdale Dr CROYDON HILLS 3136 (REI) **Agent Comments**

 4  2  2

Price: \$1,140,000
Method: Private Sale
Date: 12/04/2022
Property Type: House
Land Size: 680 sqm approx

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122