

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

52 The Range Boulevard, Croydon Vic 3136

Indicative selling price

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

Range between \$960,000 & \$1,050,000

Median sale price

Median price \$807,500 Property Type House Suburb Croydon

Period - From 01/10/2020 to 31/12/2020 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	17 Elana Ct CROYDON NORTH 3136	\$1,020,000	10/11/2020
2	5 Elana Ct CROYDON NORTH 3136	\$990,000	06/03/2021
3	62 The Range Blvd CROYDON 3136	\$960,000	29/10/2020

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:

07/04/2021 10:30



Property Type: House

Land Size: 511 sqm approx

Agent Comments

Comparable Properties



17 Elana Ct CROYDON NORTH 3136 (REI/VG)

Agent Comments



Price: \$1,020,000

Method: Private Sale

Date: 10/11/2020

Property Type: House

Land Size: 639 sqm approx



5 Elana Ct CROYDON NORTH 3136 (REI)

Agent Comments



Price: \$990,000

Method: Private Sale

Date: 06/03/2021

Property Type: House

Land Size: 652 sqm approx

62 The Range Blvd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$960,000

Method: Sold Before Auction

Date: 29/10/2020

Property Type: House (Res)

Land Size: 498 sqm approx