Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	7 Grevillea Drive, Croydon North Vic 3136
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$935,000	Pro	perty Type	House		Suburb	Croydon North
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

7,01	aress of comparable property	1 1100	Date of Sale
1	13 Goulburn Ct CROYDON HILLS 3136	\$1,210,000	24/03/2021
2	26 Norris Cirt CROYDON 3136	\$1,150,000	26/02/2021
3	14 Wonuka Ct CROYDON HILLS 3136	\$1,070,000	21/11/2020

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:	08/04/2021 10:02



Date of sale



Brent Earney 9725 0000 0409 726 136 brentearney@methven.com.au

Indicative Selling Price \$1,050,000 - \$1,150,000 **Median House Price**

December quarter 2020: \$935,000

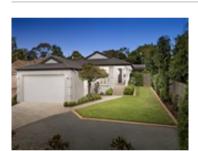


Property Type: House (Previously Occupied - Detached)

Land Size: 723 sqm approx

Agent Comments

Comparable Properties



13 Goulburn Ct CROYDON HILLS 3136 (REI)





Price: \$1,210,000 Method: Private Sale Date: 24/03/2021 Property Type: House Land Size: 741 sqm approx **Agent Comments**



26 Norris Cirt CROYDON 3136 (REI)





Price: \$1,150,000 Method: Private Sale Date: 26/02/2021 Property Type: House Agent Comments



14 Wonuka Ct CROYDON HILLS 3136 (REI/VG) Agent Comments

Price: \$1,070,000 Method: Auction Sale Date: 21/11/2020

Property Type: House (Res) Land Size: 763 sqm approx

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354



