

# 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

7 Grevillea Drive, Croydon North Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000

&

\$1,150,000

### Median sale price

Median price \$935,000

Property 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	Price	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

7 Grevillea Drive, Croydon North Vic 3136

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)**

Agent Comments



**Price:** \$1,210,000

**Method:** Private Sale

**Date:** 24/03/2021

**Property Type:** House

**Land Size:** 741 sqm approx



**26 Norris Cirt CROYDON 3136 (REI)**

Agent Comments



**Price:** \$1,150,000

**Method:** Private Sale

**Date:** 26/02/2021

**Property Type:** House



**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