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

12 Cecil Circuit, Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,000,000		&		\$1,100,000				
Median sale price									
Median price	\$770,000	Property Type Ho		Hou	ouse		Suburb	Croydon	
Period - From	03/03/2020	to	02/03/2021		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 Murray Rd CROYDON 3136	\$1,100,000	24/11/2020
2	59 Murray Rd CROYDON 3136	\$1,077,777	28/01/2021
3	16 Webster Av CROYDON 3136	\$1,000,000	28/01/2021

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:

03/03/2021 10:18









Property Type: House **Land Size:** 867.646 sqm approx Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price 03/03/2020 - 02/03/2021: \$770,000

Comparable Properties

9 Murray Rd CROYDON 3136 (REI/VG) 4 2 2 1 Price: \$1,100,000 Method: Private Sale Date: 24/11/2020 Property Type: House (Res) Land Size: 836 sqm approx	Agent Comments
59 Murray Rd CROYDON 3136 (REI) 4 2 2 2 Price: \$1,077,777 Method: Private Sale Date: 28/01/2021 Property Type: House Land Size: 833 sqm approx	Agent Comments
16 Webster Av CROYDON 3136 (REI) 4 2 2 2 Price: \$1,000,000 Method: Auction Sale Date: 28/01/2021 Property Type: House (Res) Land Size: 870 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454



propertydata

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.