

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$770,000

Property Type House

Suburb Croydon

Period - From 03/03/2020

to

02/03/2021

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	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)**

**Agent Comments**



**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 24/11/2020  
**Property Type:** House (Res)  
**Land Size:** 836 sqm approx



**59 Murray Rd CROYDON 3136 (REI)**

**Agent Comments**



**Price:** \$1,077,777  
**Method:** Private Sale  
**Date:** 28/01/2021  
**Property Type:** House  
**Land Size:** 833 sqm approx



**16 Webster Av CROYDON 3136 (REI)**

**Agent Comments**



**Price:** \$1,000,000  
**Method:** Auction Sale  
**Date:** 28/01/2021  
**Property Type:** House (Res)  
**Land Size:** 870 sqm approx