

## 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

175 Eastfield Road Croydon VIC 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$867,500

Property type

House

Suburb

Croydon

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

### 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 6 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 Paris Avenue Croydon South VIC 3136	\$850,000	06-Jun-21
21 Homer Avenue Croydon South VIC 3136	\$890,000	26-Sep-21
15 Dorothy Street Croydon VIC 3136	\$900,000	23-Jun-21

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 6 months.~~

This Statement of Information was prepared on: 08 November 2021



**1 Paris Avenue Croydon South VIC 3136**

 5  2  2

Sold Price

**\$850,000**

Sold Date

**06-Jun-21**

Distance

**0.3km**



**21 Homer Avenue Croydon South VIC 3136**

 3  2  4

Sold Price

<sup>RS</sup> **\$890,000**

Sold Date

**26-Sep-21**

Distance

**0.51km**



**15 Dorothy Street Croydon VIC 3136**

 4  2  2

Sold Price

**\$900,000**

Sold Date

**23-Jun-21**

Distance

**0.53km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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