

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 Shane Crescent, Croydon Vic 3136

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$928,500

Property Type House

Suburb Croydon

Period - From 01/04/2023

to 31/03/2024

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	27 Highton St RINGWOOD EAST 3135	\$1,126,000	26/03/2024
2	5 Morinda St RINGWOOD EAST 3135	\$1,085,000	13/12/2023
3			

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:

10/05/2024 12:22



Property Type:
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
Year ending March 2024: \$928,500

Comparable Properties



27 Highton St RINGWOOD EAST 3135 (REI) Agent Comments



Price: \$1,126,000
Method: Private Sale
Date: 26/03/2024
Property Type: House
Land Size: 845 sqm approx



5 Morinda St RINGWOOD EAST 3135 (REI) Agent Comments



Price: \$1,085,000
Method: Private Sale
Date: 13/12/2023
Property Type: House
Land Size: 839 sqm approx

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.