

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

1/35 Norman Road, Croydon Vic 3136

Indicative selling price

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

Range between

\$790,000

&

\$830,000

Median sale price

Median price

\$885,000

Property Type

House

Suburb

Croydon

Period - From

01/10/2020

to

30/09/2021

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	3 Donald St CROYDON 3136	\$870,000	15/05/2021
2	1/11 Moore Av CROYDON 3136	\$858,500	18/06/2021
3	2/19-21 Bonnie View Rd CROYDON NORTH 3136	\$805,000	16/06/2021

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:

04/11/2021 16:38

1/35 Norman Road, Croydon Vic 3136

Brent Earney

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Indicative Selling Price

\$790,000 - \$830,000

Median House Price

Year ending September 2021: \$885,000



Rooms: 6

Property Type: Flat

Land Size: 350 sqm approx

Agent Comments

Comparable Properties



3 Donald St CROYDON 3136 (VG)

Agent Comments



Price: \$870,000

Method: Sale

Date: 15/05/2021

Property Type: House (Res)

Land Size: 464 sqm approx



1/11 Moore Av CROYDON 3136 (REI/VG)

Agent Comments



Price: \$858,500

Method: Private Sale

Date: 18/06/2021

Property Type: House

Land Size: 459 sqm approx



2/19-21 Bonnie View Rd CROYDON NORTH 3136 (REI)

Agent Comments



Price: \$805,000

Method: Private Sale

Date: 16/06/2021

Property Type: Unit

Land Size: 500 sqm approx

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354