

# 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

4 Herbert Street, 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 \$990,000

&

\$1,080,000

### Median sale price

Median price \$973,000

Property Type House

Suburb Croydon

Period - From 01/07/2021

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	12 Pascoe Av CROYDON 3136	\$1,090,000	08/10/2021
2	26 The Pass CROYDON 3136	\$1,030,030	15/10/2021
3	117 Belmont Rd.E CROYDON SOUTH 3136	\$1,000,000	15/11/2021

**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:

20/01/2022 09:35

4 Herbert Street, Croydon Vic 3136

Christopher Clerke

03 9725 0000

0459 101 811

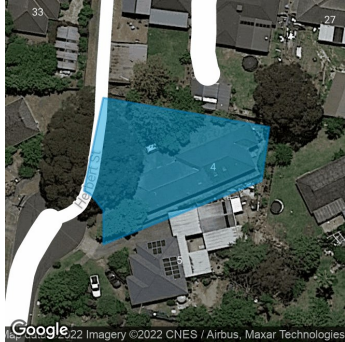
chrisclerke@methven.com.au

**Indicative Selling Price**

\$990,000 - \$1,080,000

**Median House Price**

September quarter 2021: \$973,000



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 910 sqm approx

Agent Comments

## Comparable Properties



**12 Pascoe Av CROYDON 3136 (REI)**

Agent Comments



**Price:** \$1,090,000

**Method:** Auction Sale

**Date:** 08/10/2021

**Property Type:** House (Res)

**Land Size:** 1102 sqm approx



**26 The Pass CROYDON 3136 (REI/VG)**

Agent Comments



**Price:** \$1,030,030

**Method:** Sold Before Auction

**Date:** 15/10/2021

**Property Type:** House (Res)

**Land Size:** 979 sqm approx

**117 Belmont Rd.E CROYDON SOUTH 3136 (VG)**

Agent Comments



**Price:** \$1,000,000

**Method:** Sale

**Date:** 15/11/2021

**Property Type:** House (Res)

**Land Size:** 864 sqm approx

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