## 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

41 Norris Circuit, Croydon Vic 3136

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,300,000		&		\$1,350,000			
Median sale p	rice							
Median price	\$902,500	Pro	operty Type	Hou	se		Suburb	Croydon
Period - From	01/04/2021	to	30/06/2021		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	40 Norris Cirt CROYDON 3136	\$1,310,000	15/05/2021
2	30 Le Grew St CROYDON 3136	\$1,305,000	06/08/2021
3	107 The Range Blvd CROYDON 3136	\$1,266,666	10/03/2021

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:

07/09/2021 17:09



41 Norris Circuit, Croydon Vic 3136



18.0 30.0 30.0 Mapfiler C OpenStreetMap contributors



Property Type: Land Agent Comments

Brent Earney 9725 0000 0409 726 136 brentearney@methven.com.au

> **Indicative Selling Price** \$1,300,000 - \$1,350,000 **Median House Price** June quarter 2021: \$902,500

# **Comparable Properties**



40 Norris Cirt CROYDON 3136 (REI/VG) 2 2



Price: \$1,310,000 Method: Sold Before Auction Date: 15/05/2021 Property Type: House (Res) Land Size: 558 sqm approx

Agent Comments



30 Le Grew St CROYDON 3136 (REI)

Agent Comments



Price: \$1,305,000 Method: Private Sale Date: 06/08/2021 Property Type: House Land Size: 401 sqm approx



107 The Range Blvd CROYDON 3136 (REI/VG) Agent Comments



Price: \$1,266,666 Method: Private Sale Date: 10/03/2021 Property Type: House Land Size: 555 sqm approx

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



propertydata

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