Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$680,000 & \$720,000	Range between	\$680,000	&	\$720,000
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Median sale price

Median price	\$727,000	Pro	perty Type Ur	nit		Suburb	Croydon North
Period - From	01/04/2024	to	30/06/2024	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.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	122 Esther Cr MOOROOLBARK 3138	\$715,000	11/07/2024
2	74 Bellara Dr MOOROOLBARK 3138	\$720,000	13/04/2024
3	16a Bartlett Av CROYDON 3136	\$700,000	04/04/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	04/10/2024 11:27







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Rooms: 4

Property Type: House (Res) **Land Size:** 404 sqm approx

Agent Comments

Indicative Selling Price \$680,000 - \$720,000 Median Unit Price June quarter 2024: \$727,000

Comparable Properties



122 Esther Cr MOOROOLBARK 3138 (REI/VG) Agent Comments

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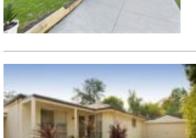
Price: \$715,000 Method: Private Sale Date: 11/07/2024 Property Type: House Land Size: 519 sqm approx



74 Bellara Dr MOOROOLBARK 3138 (REI/VG)

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Price: \$720,000 Method: Private Sale Date: 13/04/2024 Property Type: House Land Size: 524 sqm approx



16a Bartlett Av CROYDON 3136 (VG)

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Price: \$700,000 Method: Sale Date: 04/04/2024

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Agent Comments

Account - Woodards | P: 0390563899



