

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

14 Somerset Crescent, Croydon Vic 3136

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$887,500 Property Type House Suburb Croydon

Period - From 01/10/2022 to 30/09/2023 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	107 Alto Av CROYDON 3136	\$1,145,000	29/08/2023
2	17 Mt Dandenong Rd CROYDON 3136	\$1,112,000	18/05/2023
3	36 Croydon Rd CROYDON 3136	\$1,110,000	23/08/2023

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:

13/11/2023 13:05

14 Somerset Crescent, Croydon Vic 3136



 4  2  4

Property Type: House
Land Size: 924 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
Year ending September 2023: \$887,500

Comparable Properties



107 Alto Av CROYDON 3136 (REI)

Agent Comments

 4  2  -

Price: \$1,145,000
Method: Private Sale
Date: 29/08/2023
Property Type: House
Land Size: 1022 sqm approx



17 Mt Dandenong Rd CROYDON 3136 (REI/VG) **Agent Comments**

 4  2  2

Price: \$1,112,000
Method: Private Sale
Date: 18/05/2023
Property Type: House
Land Size: 529 sqm approx



36 Croydon Rd CROYDON 3136 (REI)

Agent Comments

 3  2  5

Price: \$1,110,000
Method: Sold Before Auction
Date: 23/08/2023
Property Type: House (Res)
Land Size: 1007 sqm approx

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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