

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

28 Panorama Drive, Croydon North Vic 3136

Indicative selling price

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

Range between \$765,000 & \$820,000

Median sale price

Median price \$907,000 Property Type House Suburb Croydon North

Period - From 10/05/2020 to 09/05/2021 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	1 Tororo Ct CROYDON NORTH 3136	\$822,000	09/02/2021
2	50 Alice St CROYDON NORTH 3136	\$772,500	10/12/2020
3	26 Lyons Rd CROYDON NORTH 3136	\$770,000	15/03/2021

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.~~

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Brent Peters
9722 9755
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Indicative Selling Price

\$765,000 - \$820,000

Median House Price

10/05/2020 - 09/05/2021: \$907,000



 3  1  1

Rooms: 7

Property Type: House (Res)

Land Size: 811 sqm approx

Agent Comments

Comparable Properties



1 Tororo Ct CROYDON NORTH 3136 (REI/VG)

Agent Comments

 3  2  2

Price: \$822,000

Method: Private Sale

Date: 09/02/2021

Property Type: House

Land Size: 918 sqm approx



50 Alice St CROYDON NORTH 3136 (REI/VG)

Agent Comments

 3  1  1

Price: \$772,500

Method: Private Sale

Date: 10/12/2020

Property Type: House

Land Size: 713 sqm approx



26 Lyons Rd CROYDON NORTH 3136 (REI)

Agent Comments

 3  1  -

Price: \$770,000

Method: Private Sale

Date: 15/03/2021

Property Type: House

Land Size: 867 sqm approx