

# 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

1/137 Hull Road, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$695,000

&

\$745,000

### Median sale price

Median price \$928,500

Property Type House

Suburb Croydon

Period - From 01/04/2023

to

31/03/2024

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	20 Monomeith St MOOROOLBARK 3138	\$748,000	29/02/2024
2	6A Niel St CROYDON 3136	\$731,000	12/03/2024
3	1/16 Wallace Way MOOROOLBARK 3138	\$690,000	01/04/2024

**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:

28/05/2024 13:11

1/137 Hull Road, Croydon Vic 3136



Carl Payne

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**Indicative Selling Price**

\$695,000 - \$745,000

**Median House Price**

Year ending March 2024: \$928,500



3 1 2

**Property Type:** House

**Land Size:** 367 sqm approx

**Agent Comments**

## Comparable Properties



**20 Monomeith St MOOROOLBARK 3138 (REI)** **Agent Comments**

3 1 2

**Price:** \$748,000

**Method:** Private Sale

**Date:** 29/02/2024

**Property Type:** House

**Land Size:** 392 sqm approx



**6A Niel St CROYDON 3136 (REI)** **Agent Comments**

3 1 2

**Price:** \$731,000

**Method:** Private Sale

**Date:** 12/03/2024

**Property Type:** House



**1/16 Wallace Way MOOROOLBARK 3138 (REI/VG)** **Agent Comments**

3 1 2

**Price:** \$690,000

**Method:** Private Sale

**Date:** 01/04/2024

**Property Type:** House

**Land Size:** 420 sqm approx

**Account - Barry Plant | P: 03 9735 3300**



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