

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

22 Stirling Road, Croydon Vic 3136

Indicative selling price

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

Single Price

\$750,000

&

\$780,000

Median sale price

Median price

\$865,750

Property type

House

Suburb

Croydon

Period - From

01/01/2023

to

31/06/2023

Source

REIV

Comparable property sales

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) 15 Donald St, CROYDON 3136	\$840,000	11/04/2023
2) 28 Allendale Rd, CROYDON 3136	\$810,000	06/03/2023
3) 34 Lincoln Rd, CROYDON 3136	\$802,500	17/06/2023

This Statement of Information was prepared on: 05/07/2023