

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

30a Haig Street, Croydon Vic 3136

Indicative selling price

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

Range between \$750,000 & \$790,000

Median sale price

Median price \$780,000 Property Type House Suburb Croydon

Period - From 01/10/2019 to 31/12/2019 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 Silvergrass Ct CROYDON 3136	\$789,000	13/11/2019
2	4/167-169 Lincoln Rd CROYDON 3136	\$760,000	30/10/2019
3	374a Dorset Rd CROYDON 3136	\$751,000	14/10/2019

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:

18/03/2020 09:23



Property Type:

Agent Comments

Comparable Properties



20 Silvergrass Ct CROYDON 3136 (REI/VG)

Agent Comments



Price: \$789,000

Method: Private Sale

Date: 13/11/2019

Property Type: House

Land Size: 343 sqm approx



4/167-169 Lincoln Rd CROYDON 3136 (REI)

Agent Comments



Price: \$760,000

Method: Private Sale

Date: 30/10/2019

Property Type: House



374a Dorset Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$751,000

Method: Sold Before Auction

Date: 14/10/2019

Rooms: 4

Property Type: House

Land Size: 401 sqm approx