

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

64 Allendale Road, Croydon Vic 3136

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$860,888 Property Type House Suburb Croydon

Period - From 01/01/2021 to 31/03/2021 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	4 Bartlett Av CROYDON 3136	\$1,092,000	10/07/2021
2	4 Bulga St MOOROOLBARK 3138	\$918,000	18/06/2021
3	6 Minkara Ct CROYDON 3136	\$993,000	22/05/2021

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.~~

This Statement of Information was prepared on:

14/07/2021 10:37



 3  2  1

Rooms: 4

Property Type: House (Res)

Land Size: 863 sqm approx

Agent Comments

Comparable Properties



4 Bartlett Av CROYDON 3136 (REI)

Agent Comments

 3  2  6

Price: \$1,092,000

Method: Auction Sale

Date: 10/07/2021

Property Type: House (Res)

Land Size: 897 sqm approx



4 Bulga St MOOROOLBARK 3138 (REI)

Agent Comments

 3  2  2

Price: \$918,000

Method: Private Sale

Date: 18/06/2021

Property Type: House

Land Size: 940 sqm approx



6 Minkara Ct CROYDON 3136 (REI)

Agent Comments

 3  2  6

Price: \$993,000

Method: Auction Sale

Date: 22/05/2021

Rooms: 5

Property Type: House (Res)

Land Size: 866 sqm approx