

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

53 Allendale Road, Croydon Vic 3136

Indicative selling price

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

Range between \$800,000

&

\$850,000

Median sale price

Median price \$902,500

Property Type House

Suburb Croydon

Period - From 01/04/2021

to

30/06/2021

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.

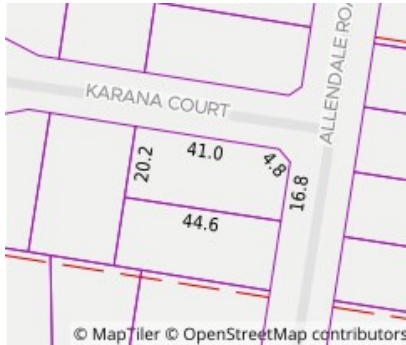
	Address of comparable property	Price	Date of sale
1	61 Mount View Pde CROYDON 3136	\$837,000	21/07/2021
2	27 Highland Cr MOOROOLBARK 3138	\$820,000	16/07/2021
3	397 Mt Dandenong Rd CROYDON 3136	\$820,000	20/08/2021

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:

21/09/2021 13:11



Property Type:
Divorce/Estate/Family Transfers
Land Size: 878 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
Median House Price
June quarter 2021: \$902,500

Comparable Properties

61 Mount View Pde CROYDON 3136 (REI)

Agent Comments



Price: \$837,000
Method: Sold Before Auction
Date: 21/07/2021
Property Type: House (Res)

27 Highland Cr MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$820,000
Method: Private Sale
Date: 16/07/2021
Property Type: House (Res)



397 Mt Dandenong Rd CROYDON 3136 (REI)

Agent Comments



Price: \$820,000
Method: Private Sale
Date: 20/08/2021
Property Type: House
Land Size: 855 sqm approx

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122