## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address Including suburb and postcode	

#### Indicative selling price

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

Range between	\$780,000	&	\$820,000

#### Median sale price

Median price	\$930,000	Pro	perty Type	House		Suburb	Croydon
Period - From	01/04/2021	to	31/03/2022		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

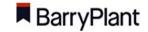
Add	dress of comparable property	Price	Date of sale
1	3/18 Ronald Rd CROYDON 3136	\$841,500	30/04/2022
2	134a Eastfield Rd CROYDON SOUTH 3136	\$818,500	18/12/2021
3	2/26 Belmont Rd.W CROYDON SOUTH 3136	\$800,000	09/04/2022

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	05/05/2022 09:08
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**Indicative Selling Price** \$780,000 - \$820,000 **Median House Price** Year ending March 2022: \$930,000





# Comparable Properties



3/18 Ronald Rd CROYDON 3136 (REI)



Price: \$841,500 Method: Auction Sale Date: 30/04/2022 Property Type: Unit Land Size: 274 sqm approx

**Agent Comments** 



134a Eastfield Rd CROYDON SOUTH 3136

(REI/VG)



Price: \$818,500 Method: Private Sale Date: 18/12/2021 Property Type: House Land Size: 243 sqm approx Agent Comments

2/26 Belmont Rd.W CROYDON SOUTH 3136

(REI)

**1** 3



Price: \$800,000 Method: Auction Sale Date: 09/04/2022 Property Type: Unit Land Size: 481 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454



