

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

2/46 Humber Road, Croydon North 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 \$1,085,000

Property Type House

Suburb Croydon North

Period - From 01/10/2021

to

31/12/2021

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.

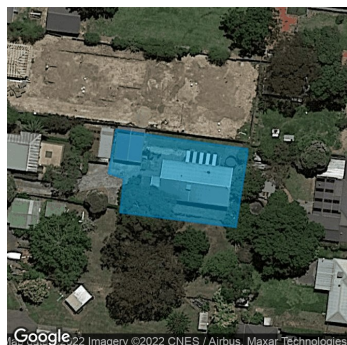
	Address of comparable property	Price	Date of sale
1	16 Woodview Ct CROYDON NORTH 3136	\$856,500	15/11/2021
2	4 Rodleigh St CROYDON 3136	\$835,000	11/02/2022
3	10 Bonnie View Rd CROYDON NORTH 3136	\$815,000	22/02/2022

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:

04/04/2022 15:06



Property Type: House (Res)

Land Size: 530 sqm approx

Agent Comments

Comparable Properties



16 Woodview Ct CROYDON NORTH 3136 (REI/VG)

Agent Comments



Price: \$856,500

Method: Sold Before Auction

Date: 15/11/2021

Property Type: House (Res)

Land Size: 310 sqm approx



4 Rodleigh St CROYDON 3136 (REI)

Agent Comments



Price: \$835,000

Method: Private Sale

Date: 11/02/2022

Property Type: House



10 Bonnie View Rd CROYDON NORTH 3136 (REI)

Agent Comments



Price: \$815,000

Method: Auction Sale

Date: 22/02/2022

Property Type: House (Res)

Land Size: 431 sqm approx