

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

1/51 Warriën Road, Croydon North Vic 3136

Indicative selling price

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

Range between \$530,000

&

\$580,000

Median sale price

Median price \$703,000

Property Type Unit

Suburb Croydon North

Period - From 01/10/2022

to

30/09/2023

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	6/292 Maroondah Hwy CROYDON 3136	\$640,000	20/07/2023
2	2/39 Exeter Rd CROYDON NORTH 3136	\$620,000	15/07/2023
3	1/7 Bonnie View Rd CROYDON NORTH 3136	\$600,000	19/04/2023

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:

28/11/2023 15:12



 2  1  2

Property Type: Unit
Land Size: 356 sqm approx
Agent Comments

Indicative Selling Price

\$530,000 - \$580,000

Median Unit Price

Year ending September 2023: \$703,000

Comparable Properties



6/292 Maroondah Hwy CROYDON 3136
(REI/VG)

Agent Comments

 2  1  1

Price: \$640,000
Method: Private Sale
Date: 20/07/2023
Property Type: Unit
Land Size: 220 sqm approx



2/39 Exeter Rd CROYDON NORTH 3136
(REI/VG)

Agent Comments

 2  1  2

Price: \$620,000
Method: Auction Sale
Date: 15/07/2023
Property Type: Unit
Land Size: 223 sqm approx



1/7 Bonnie View Rd CROYDON NORTH 3136
(REI/VG)

Agent Comments

 2  1  2

Price: \$600,000
Method: Private Sale
Date: 19/04/2023
Property Type: Unit