

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

7 Grayling Crescent, Croydon Vic 3136

Indicative selling price

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

Range between

\$700,000

&

\$770,000

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	23 Broughton Av CROYDON 3136	\$745,000	29/05/2021
2	13 Wilhelmina Ct CROYDON 3136	\$757,500	22/02/2021
3	40b Old Lilydale Rd RINGWOOD EAST 3135	\$746,000	12/02/2021

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:

17/06/2021 14:01



Property Type:
Divorce/Estate/Family Transfers
Land Size: 535 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median House Price
March quarter 2021: \$860,888

Comparable Properties



23 Broughton Av CROYDON 3136 (REI)

Agent Comments



Price: \$745,000
Method: Private Sale
Date: 29/05/2021
Rooms: 4
Property Type: House
Land Size: 427 sqm approx

13 Wilhelmina Ct CROYDON 3136 (VG)

Agent Comments



Price: \$757,500
Method: Sale
Date: 22/02/2021
Property Type: House (Res)
Land Size: 649 sqm approx



40b Old Lilydale Rd RINGWOOD EAST 3135 (REI/VG)

Agent Comments



Price: \$746,000
Method: Private Sale
Date: 12/02/2021
Property Type: House (Res)
Land Size: 461 sqm approx