

# 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

19 Drewett Circuit, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$722,500

Property Type House

Suburb Croydon

Period - From 01/07/2020

to

30/09/2020

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	65 Warrien Rd CROYDON NORTH 3136	\$1,051,000	24/06/2020
2	4 Temple Miles Rd CROYDON 3136	\$1,026,000	07/07/2020
3	11 Blueberry Rd MOOROOLBARK 3138	\$1,025,000	17/06/2020

**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:

02/11/2020 09:58



**Property Type:** House (New - Detached)

**Land Size:** 648 sqm approx

Agent Comments

## Comparable Properties



**65 Warrien Rd CROYDON NORTH 3136 (REI/VG)**

Agent Comments



**Price:** \$1,051,000

**Method:** Auction Sale

**Date:** 24/06/2020

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 868 sqm approx



**4 Temple Miles Rd CROYDON 3136 (REI)**

Agent Comments



**Price:** \$1,026,000

**Method:** Sold Before Auction

**Date:** 07/07/2020

**Rooms:** 5

**Property Type:** House (Res)



**11 Blueberry Rd MOOROOLBARK 3138 (REI/VG)**

Agent Comments



**Price:** \$1,025,000

**Method:** Sale by Tender

**Date:** 17/06/2020

**Property Type:** House

**Land Size:** 863 sqm approx