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

116 Eastfield Road, Croydon South Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$750,000		&		\$790,000					
Median sale p	rice									
Median price	\$855,000	Pro	operty Type	Hous	se		Suburb	Croydon South		
Period - From	01/01/2022	to	31/03/2022		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	6/50 Lusher Rd CROYDON 3136	\$780,000	19/04/2022
2	8 Shrubby Wlk CROYDON SOUTH 3136	\$771,000	29/01/2022
3	3/5 Leigh Rd CROYDON 3136	\$750,000	19/02/2022

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:

01/06/2022 15:17









Rooms: 5 Property Type: House Land Size: 575 sqm approx Agent Comments

Indicative Selling Price \$750,000 - \$790,000 Median House Price March quarter 2022: \$855,000

Comparable Properties



6/50 Lusher Rd CROYDON 3136 (REI) **6** 2



Price: \$780,000 Method: Private Sale Date: 19/04/2022 Property Type: Unit Land Size: 373 sqm approx Agent Comments



8 Shrubby Wik CROYDON SOUTH 3136 (REI/VG) 2 2 •**•** 3

Agent Comments

Price: \$771,000 Method: Auction Sale Date: 29/01/2022 Property Type: House (Res) Land Size: 511 sqm approx

3/5 Leigh Rd CROYDON 3136 (REI/VG)

2 3

Agent Comments

Price: \$750,000 Method: Auction Sale Date: 19/02/2022 Property Type: Unit

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354



propertydata

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