

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 between \$750,000 & \$790,000

Median sale price

Median price \$855,000 Property Type House Suburb Croydon South

Period - From 01/01/2022 to 31/03/2022 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	6/50 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



 4  1  2

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)

Agent Comments

 3  2  2

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



8 Shrubby Wlk CROYDON SOUTH 3136 (REI/VG)

Agent Comments

 3  1  2

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)

Agent Comments

 3  1  2

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