

# 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

1/162 Yarra Road, Croydon North 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 \$650,000

&

\$715,000

### Median sale price

Median price \$815,250

Property Type House

Suburb Croydon North

Period - From 01/07/2019

to 30/09/2019

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	3/63 Exeter Rd CROYDON NORTH 3136	\$735,000	20/11/2019
2	152 Yarra Rd CROYDON NORTH 3136	\$681,000	05/09/2019
3	1/40 Dorset Rd CROYDON 3136	\$660,000	30/09/2019

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:

28/11/2019 13:47



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$650,000 - \$715,000  
**Median House Price**  
September quarter 2019: \$815,250

## Comparable Properties



**3/63 Exeter Rd CROYDON NORTH 3136 (REI)** Agent Comments

3 2 2

**Price:** \$735,000  
**Method:** Private Sale  
**Date:** 20/11/2019  
**Rooms:** 4  
**Property Type:** Townhouse (Single)



**152 Yarra Rd CROYDON NORTH 3136 (REI)** Agent Comments

3 1 2

**Price:** \$681,000  
**Method:** Sold Before Auction  
**Date:** 05/09/2019  
**Property Type:** House (Res)  
**Land Size:** 500 sqm approx



**1/40 Dorset Rd CROYDON 3136 (VG)** Agent Comments

3 - -

**Price:** \$660,000  
**Method:** Sale  
**Date:** 30/09/2019  
**Property Type:** Townhouse (Conjoined)