

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 36 Andrew Crescent, Croydon South Vic 3136

Indicative selling price

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

Range between \$1,290,000 & \$1,390,000

Median sale price

Median price \$744,750 Property Type House Suburb Croydon South

Period - From 01/01/2020 to 31/12/2020 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	10 Glenwood Dr CROYDON 3136	\$1,376,500	09/12/2020
2	6 Aumann St HEATHMONT 3135	\$1,332,000	24/11/2020
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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: 23/02/2021 09:17



36 Andrew Crescent Croydon South



Property Type: House
Land Size: 1060 sqm approx
Agent Comments

Indicative Selling Price
\$1,290,000 - \$1,390,000
Median House Price
Year ending December 2020: \$744,750

Comparable Properties



10 Glenwood Dr CROYDON 3136 (REI/VG)

Agent Comments



Price: \$1,376,500
Method: Private Sale
Date: 09/12/2020
Property Type: House
Land Size: 1038 sqm approx



6 Aumann St HEATHMONT 3135 (REI)

Agent Comments



Price: \$1,332,000
Method: Auction Sale
Date: 24/11/2020
Property Type: House (Res)
Land Size: 904 sqm approx

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.