

# 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

16 Diana Street, 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 \$980,000 & \$1,070,000

### Median sale price

Median price \$860,888 Property Type House Suburb Croydon

Period - From 01/01/2021 to 31/03/2021 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	2 Ashcombe Dr RINGWOOD 3134	\$1,060,000	19/06/2021
2	7 The Pass CROYDON 3136	\$1,045,000	20/04/2021
3	17 Shane Cr CROYDON SOUTH 3136	\$1,060,000	30/03/2021

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:

15/07/2021 09:29



**Property Type:** House (Res)

**Land Size:** 836 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$980,000 - \$1,070,000

**Median House Price**

March quarter 2021: \$860,888

## Comparable Properties



**2 Ashcombe Dr RINGWOOD 3134 (REI)**

**Agent Comments**



**Price:** \$1,060,000

**Method:** Auction Sale

**Date:** 19/06/2021

**Property Type:** House (Res)

**Land Size:** 654 sqm approx



**7 The Pass CROYDON 3136 (REI/VG)**

**Agent Comments**



**Price:** \$1,045,000

**Method:** Private Sale

**Date:** 20/04/2021

**Property Type:** House

**Land Size:** 930 sqm approx



**17 Shane Cr CROYDON SOUTH 3136 (REI/VG)** **Agent Comments**



**Price:** \$1,060,000

**Method:** Private Sale

**Date:** 30/03/2021

**Property Type:** House

**Land Size:** 890 sqm approx