

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

29 Plumer Street, Croydon Vic 3136

Indicative selling price

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

Range between \$650,000

&

\$695,000

Median sale price

Median price \$770,000

Property Type House

Suburb Croydon

Period - From 02/03/2020

to

01/03/2021

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	8 Lindel Ct CROYDON 3136	\$670,000	30/11/2020
2	20 Lionel Cr CROYDON 3136	\$665,000	09/10/2020
3	6 Carlyle St CROYDON 3136	\$653,000	06/11/2020

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:

02/03/2021 14:22



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Property Type: House (Res)

Land Size: 391 sqm approx

Agent Comments

Comparable Properties



8 Lindel Ct CROYDON 3136 (REI/VG)

Agent Comments

 3  1  2

Price: \$670,000

Method: Private Sale

Date: 30/11/2020

Property Type: House

Land Size: 450 sqm approx



20 Lionel Cr CROYDON 3136 (REI/VG)

Agent Comments

 3  1  1

Price: \$665,000

Method: Private Sale

Date: 09/10/2020

Property Type: House

Land Size: 425 sqm approx



6 Carlyle St CROYDON 3136 (REI/VG)

Agent Comments

 3  1  1

Price: \$653,000

Method: Private Sale

Date: 06/11/2020

Property Type: House

Land Size: 400 sqm approx