

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

79 Hull Road, Croydon Vic 3136

Indicative selling price

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

Range between \$680,000 & \$729,000

Median sale price

Median price \$885,000

Property Type House

Suburb Croydon

Period - From 01/10/2020

to 30/09/2021

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	1/35 Lionel Cr CROYDON 3136	\$718,000	06/07/2021
2	7 Holmes Rd MOOROOLBARK 3138	\$715,000	05/11/2021
3	121 Cambridge Rd MOOROOLBARK 3138	\$700,000	09/11/2021

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:

30/11/2021 17:06



3 1 2

Property Type: House (Res)

Agent Comments

Comparable Properties



1/35 Lionel Cr CROYDON 3136 (REI/VG)

Agent Comments

3 1 1

Price: \$718,000

Method: Sold Before Auction

Date: 06/07/2021

Rooms: 5

Property Type: Unit

Land Size: 324 sqm approx



7 Holmes Rd MOOROOLBARK 3138 (REI)

Agent Comments

3 1 1

Price: \$715,000

Method: Private Sale

Date: 05/11/2021

Property Type: Unit

Land Size: 401 sqm approx



121 Cambridge Rd MOOROOLBARK 3138 (REI)

Agent Comments

3 1 2

Price: \$700,000

Method: Private Sale

Date: 09/11/2021

Property Type: House

Land Size: 375 sqm approx