

# 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 Laird 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 \$850,000

&

\$930,000

### Median sale price

Median price \$807,500

Property Type House

Suburb Croydon

Period - From 01/10/2020

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	62 The Range Blvd CROYDON 3136	\$960,000	29/10/2020
2	10 Baddeley Cirt CROYDON 3136	\$952,000	11/11/2020
3	6 St James Park Rise MOOROOLBARK 3138	\$860,000	07/11/2020

**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:

24/03/2021 15:15



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**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$850,000 - \$930,000

**Median House Price**

December quarter 2020: \$807,500

## Comparable Properties

**62 The Range Blvd CROYDON 3136 (REI/VG)**

Agent Comments

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**Price:** \$960,000

**Method:** Sold Before Auction

**Date:** 29/10/2020

**Property Type:** House (Res)

**Land Size:** 498 sqm approx

**10 Baddeley Cirt CROYDON 3136 (VG)**

Agent Comments

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**Price:** \$952,000

**Method:** Sale

**Date:** 11/11/2020

**Property Type:** House (Res)

**Land Size:** 503 sqm approx



**6 St James Park Rise MOOROOLBARK 3138 (VG)**

Agent Comments

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**Price:** \$860,000

**Method:** Sale

**Date:** 07/11/2020

**Property Type:** House (Res)

**Land Size:** 630 sqm approx