

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

6 Plumer Street, Croydon Vic 3136

Indicative selling price

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

Range between \$760,000 & \$820,000

Median sale price

Median price \$903,000 Property Type House Suburb Croydon

Period - From 01/10/2021 to 30/09/2022 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 Mount View Pde CROYDON 3136	\$818,000	13/08/2022
2	31 Bamba St CROYDON 3136	\$800,000	22/10/2022
3	57 Kent Av CROYDON 3136	\$780,000	17/06/2022

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:

08/11/2022 14:20

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Indicative Selling Price

\$760,000 - \$820,000

Median House Price

Year ending September 2022: \$903,000



 3  1  1

Property Type: house

Land Size: 1023 sqm approx

Agent Comments

Comparable Properties



62 Mount View Pde CROYDON 3136 (REI/VG)

Agent Comments

 3  1  2

Price: \$818,000

Method: Private Sale

Date: 13/08/2022

Property Type: House

Land Size: 1057 sqm approx



31 Bamba St CROYDON 3136 (REI)

Agent Comments

 3  2  1

Price: \$800,000

Method: Auction Sale

Date: 22/10/2022

Property Type: House (Res)

Land Size: 855 sqm approx



57 Kent Av CROYDON 3136 (REI/VG)

Agent Comments

 3  1  3

Price: \$780,000

Method: Private Sale

Date: 17/06/2022

Property Type: House

Land Size: 873 sqm approx

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122