

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

14 James Milne Drive, Croydon North Vic 3136

Indicative selling price

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

Range between \$840,000 & \$910,000

Median sale price

Median price \$1,182,500 Property Type House Suburb Croydon North

Period - From 01/01/2023 to 31/03/2023 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	40 Croydon Rd CROYDON 3136	\$890,000	14/06/2023
2	38 Broughton Av CROYDON 3136	\$865,000	13/05/2023
3	60 Langdale Dr CROYDON HILLS 3136	\$850,000	23/02/2023

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:

11/07/2023 10:41

14 James Milne Drive, Croydon North Vic 3136



 3  2  2

Property Type: House
Land Size: 693 sqm approx
Agent Comments

Indicative Selling Price
\$840,000 - \$910,000
Median House Price
March quarter 2023: \$1,182,500

Comparable Properties



40 Croydon Rd CROYDON 3136 (REI)

Agent Comments

 3  1  1

Price: \$890,000
Method: Sold Before Auction
Date: 14/06/2023
Property Type: House
Land Size: 414 sqm approx



38 Broughton Av CROYDON 3136 (REI)

Agent Comments

 3  1  2

Price: \$865,000
Method: Auction Sale
Date: 13/05/2023
Property Type: House (Res)
Land Size: 864 sqm approx



60 Langdale Dr CROYDON HILLS 3136 (REI/VG)

Agent Comments

 3  1  2

Price: \$850,000
Method: Private Sale
Date: 23/02/2023
Property Type: House (Res)
Land Size: 661 sqm approx

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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