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	3 Evans Drive, Croydon Vic 3136

Indicative selling price

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

Range between $1,190,000 & $1,290,000

Median sale price

Median price $870,750 Property Type House Suburb Croydon

Period - From 01/04/2022 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	106 Evans Dr CROYDON 3136	$1,250,000	13/03/2023
2			
3			

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: 14/06/2023 12:28

3 Evans Drive, Croydon Vic 3136



4 2 2

Property Type: House
Land Size: 597 sqm approx

Agent Comments

Indicative Selling Price
$1,190,000 - $1,290,000
Median House Price
Year ending March 2023: $870,750

Comparable Properties



106 Evans Dr CROYDON 3136 (REI)

4 3 2

Price: $1,250,000
Method: Private Sale
Date: 13/03/2023
Property Type: House
Land Size: 448 sqm approx

Agent Comments

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.

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454

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