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	40 Sellick Drive, Croydon Vic 3136

Indicative selling price

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

Range between $690,000 & $759,000

Median sale price

Median price $840,000 Property Type House Suburb Croydon

Period - From 01/07/2020 to 30/06/2021 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	1/451 Dorset Rd CROYDON 3136	$750,000	21/04/2021
2	19 Allaware Av CROYDON 3136	$750,000	08/04/2021
3	27 Byron Rd KILSYTH 3137	$726,100	29/03/2021

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: 17/09/2021 11:35

40 Sellick Drive, Croydon Vic 3136

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3 1 2

Property Type: House

Agent Comments

Indicative Selling Price
$690,000 - $759,000
Median House Price
Year ending June 2021: $840,000

Comparable Properties



1/451 Dorset Rd CROYDON 3136 (REI/VG)

3 1 1

Price: $750,000
Method: Private Sale
Date: 21/04/2021
Property Type: House
Land Size: 379 sqm approx

Agent Comments



19 Allaware Av CROYDON 3136 (REI/VG)

3 1 2

Price: $750,000
Method: Sold Before Auction
Date: 08/04/2021
Rooms: 4
Property Type: House (Res)
Land Size: 417 sqm approx

Agent Comments



27 Byron Rd KILSYTH 3137 (REI/VG)

3 1 2

Price: $726,100
Method: Private Sale
Date: 29/03/2021
Property Type: House
Land Size: 415 sqm approx

Agent Comments

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