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	64 Mount View Parade, Croydon Vic 3136

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $973,000 Property Type House Suburb Croydon

Period - From 01/07/2021 to 30/09/2021 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	118 Croydon Rd CROYDON 3136	$920,000	25/10/2021
2	14 Henty Ct CROYDON 3136	$900,000	23/12/2021
3	28 Bartlett Av CROYDON 3136	$850,000	06/11/2021

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: 19/01/2022 10:52

64 Mount View Parade, Croydon Vic 3136

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Property Type:
Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median House Price
September quarter 2021: $973,000

Comparable Properties



118 Croydon Rd CROYDON 3136 (REI/VG)

3 1 1

Price: $920,000
Method: Private Sale
Date: 25/10/2021
Property Type: House
Land Size: 827 sqm approx

Agent Comments



14 Henty Ct CROYDON 3136 (REI)

3 2 2

Price: $900,000
Method: Private Sale
Date: 23/12/2021
Property Type: House
Land Size: 866 sqm approx

Agent Comments



28 Bartlett Av CROYDON 3136 (REI/VG)

2 1 2

Price: $850,000
Method: Auction Sale
Date: 06/11/2021
Property Type: House (Res)
Land Size: 814 sqm approx

Agent Comments

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