

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 47-49 Richardson Road, Croydon North Vic 3136

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$796,250 Property Type House Suburb Croydon North

Period - From 16/09/2018 to 15/09/2019 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	12-14 Zealandia Rd.E CROYDON NORTH 3136	\$1,160,000	27/07/2019
2	19 Elmore Av CROYDON 3136	\$1,193,000	27/03/2019
3	7 Charles Smith Dr WONGA PARK 3115	\$1,280,000	18/03/2019

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: 16/09/2019



 5  2  2

Property Type: House
Land Size: 1651 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
16/09/2018 - 15/09/2019: \$796,250

Comparable Properties



12-14 Zealandia Rd.E CROYDON NORTH 3136 (REI) **Agent Comments**

 4  2  2

Price: \$1,160,000
Method: Auction Sale
Date: 27/07/2019
Property Type: House (Res)
Land Size: 1882 sqm approx



19 Elmore Av CROYDON 3136 (REI/VG) **Agent Comments**

 4  2  2

Price: \$1,193,000
Method: Private Sale
Date: 27/03/2019
Property Type: House
Land Size: 1065 sqm approx



7 Charles Smith Dr WONGA PARK 3115 (REI/VG) **Agent Comments**

 4  2  3

Price: \$1,280,000
Method: Private Sale
Date: 18/03/2019
Rooms: 6
Property Type: House (Res)
Land Size: 1251 sqm approx