Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 9-11 Richardson Road, Croydon North Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,900,000		&		\$2,090,000				
Median sale price									
Median price	\$1,150,000	Pro	Property Type		House		Suburb	Croydon North	
Period - From	01/01/2024	to	31/03/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	4 Glen Av CROYDON 3136	\$2,017,500	08/03/2024
2	22 Gladys Gr CROYDON 3136	\$1,875,000	23/04/2024
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:

09/05/2024 15:27









Property Type: House Land Size: 2048 sqm approx Agent Comments Brent Peters 9722 9755 0412 855 810 teampeters@hoskins.com.au

Indicative Selling Price \$1,900,000 - \$2,090,000 Median House Price March quarter 2024: \$1,150,000

Comparable Properties

4 Glen Av CROYDON 3136 (REI) 4 Glen Av CROYDON 3136 (REI) 5 Constant of the second state of the second s	Agent Comments
22 Gladys Gr CROYDON 3136 (REI) 4 3 6 Price: \$1,875,000 Method: Private Sale Date: 23/04/2024 Property Type: House Land Size: 1236 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 - Hoskins | P: 03 9722 9755





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