

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

9-11 Richardson Road, Croydon North Vic 3136

Indicative selling price

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

Range between \$1,900,000 & \$2,090,000

Median sale price

Median price \$1,150,000 Property Type House Suburb Croydon North

Period - From 01/01/2024 to 31/03/2024 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	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

Comparable Properties



4 Glen Av CROYDON 3136 (REI)

Agent Comments



Price: \$2,017,500

Method: Private Sale

Date: 08/03/2024

Property Type: House

Land Size: 2118 sqm approx



22 Gladys Gr CROYDON 3136 (REI)

Agent Comments



Price: \$1,875,000

Method: Private Sale

Date: 23/04/2024

Property Type: House

Land Size: 1236 sqm approx

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.