

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

89 Eastfield Road, Croydon Vic 3136

Indicative selling price

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

Single price \$920,000

Median sale price

Median price \$903,000

Property Type House

Suburb Croydon

Period - From 01/10/2021

to 30/09/2022

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 Lynwood Av RINGWOOD EAST 3135	\$975,000	21/11/2022
2	4 Diana St CROYDON 3136	\$935,000	07/08/2022
3	18 Mirang Av CROYDON 3136	\$880,000	17/08/2022

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:

06/12/2022 15:41



4 2 1

Property Type: House
Land Size: 957 sqm approx
Agent Comments

Indicative Selling Price
 \$920,000
Median House Price
 Year ending September 2022: \$903,000

Comparable Properties



1 Lynwood Av RINGWOOD EAST 3135 (REI) **Agent Comments**

3 1 2

Price: \$975,000
Method: Private Sale
Date: 21/11/2022
Property Type: House
Land Size: 992 sqm approx

4 Diana St CROYDON 3136 (VG) **Agent Comments**

3 - -

Price: \$935,000
Method: Sale
Date: 07/08/2022
Property Type: House (Res)
Land Size: 836 sqm approx



18 Mirang Av CROYDON 3136 (REI/VG) **Agent Comments**

3 1 2

Price: \$880,000
Method: Private Sale
Date: 17/08/2022
Property Type: House
Land Size: 981 sqm approx

Account - Barry Plant | P: 03 9842 8888