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 89 Eastfield Road, Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$920,000									
Median sale price										
Median price	\$903,000	Pro	Property Type House				Suburb	Croydon		
Period - From	01/10/2021	to	30/09/2022		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 six months 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	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









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)



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

Agent Comments

Agent Comments

Agent Comments



4 Diana St CROYDON 3136 (VG)

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)



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



propertydata

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