## 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

36 Andrew Crescent, Croydon South Vic 3136

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,290,000		&		\$1,390,000				
Median sale price									
Median price	\$744,750	Pro	Property Type Ho		House		Suburb	Croydon South	
Period - From	01/01/2020	to	31/12/2020		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	10 Glenwood Dr CROYDON 3136	\$1,376,500	09/12/2020
2	6 Aumann St HEATHMONT 3135	\$1,332,000	24/11/2020
3			

OR

**B**<sup>\*</sup> 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:

23/02/2021 09:17









**Property Type:** House **Land Size:** 1060 sqm approx Agent Comments Indicative Selling Price \$1,290,000 - \$1,390,000 Median House Price Year ending December 2020: \$744,750

# **Comparable Properties**

10 Glenwood Dr CROYDON 3136 (REI/VG) 4 2 2 2 Price: \$1,376,500 Method: Private Sale Date: 09/12/2020 Property Type: House Land Size: 1038 sqm approx	Agent Comments
6 Aumann St HEATHMONT 3135 (REI) 3 2 2 2 Price: \$1,332,000 Method: Auction Sale Date: 24/11/2020 Property Type: House (Res) Land Size: 904 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 - Philip Webb





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.