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	25 Bambra Street, Croydon Vic 3136

Indicative selling price

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

Range between $740,000 & $790,000

Median sale price

Median price $925,000 Property Type House Suburb Croydon

Period - From 01/07/2021 to 30/06/2022 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	7 Myoora Dr MOOROOLBARK 3138	$780,500	01/04/2022
2	5 Eric St CROYDON 3136	$755,518	23/05/2022
3	39 Dorset Rd CROYDON 3136	$750,000	18/04/2022

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: 01/09/2022 11:13

25 Bambra Street, Croydon Vic 3136



3 -

Property Type: House (Previously Occupied - Detached)
Land Size: 935 sqm approx

Agent Comments

Indicative Selling Price
$740,000 - $790,000
Median House Price
Year ending June 2022: $925,000

Comparable Properties



7 Myoora Dr MOOROOLBARK 3138 (REI/VG)

3 1 1

Price: $780,500
Method: Sold Before Auction
Date: 01/04/2022
Property Type: House (Res)
Land Size: 406 sqm approx

Agent Comments



5 Eric St CROYDON 3136 (REI/VG)

3 1 2

Price: $755,518
Method: Private Sale
Date: 23/05/2022
Property Type: House (Res)
Land Size: 356 sqm approx

Agent Comments



39 Dorset Rd CROYDON 3136 (REI/VG)

3 1 1

Price: $750,000
Method: Private Sale
Date: 18/04/2022
Property Type: House
Land Size: 402 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454

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