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	8 Mcpherson Drive, Croydon Vic 3136

Indicative selling price

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

Range between $850,000 & $935,000

Median sale price

Median price $900,000 Property Type House Suburb Croydon

Period - From 01/01/2023 to 31/12/2023 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	3 Sandra Ct CROYDON 3136	$930,000	01/11/2023
2	17 Robert Ct CROYDON 3136	$886,000	16/12/2023
3	2/46 Humber Rd CROYDON NORTH 3136	$860,000	22/09/2023

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: 15/01/2024 10:33

8 Mcpherson Drive, Croydon Vic 3136

Tynan Carr
0423466695
tynancarr@jelliscraig.com.au



4 2 2

Property Type: Townhouse (Single)
Land Size: 221 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $935,000
Median House Price
Year ending December 2023: $900,000

Comparable Properties



3 Sandra Ct CROYDON 3136 (REI)

4 2 2

Price: $930,000
Method: Private Sale
Date: 01/11/2023
Property Type: House
Land Size: 1218 sqm approx

Agent Comments



17 Robert Ct CROYDON 3136 (REI)

4 2 1

Price: $886,000
Method: Private Sale
Date: 16/12/2023
Property Type: House

Agent Comments



2/46 Humber Rd CROYDON NORTH 3136 (REI/VG)

4 2 2

Price: $860,000
Method: Private Sale
Date: 22/09/2023
Property Type: House
Land Size: 530 sqm approx

Agent Comments

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