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	40 Hannora Crescent, Croydon Vic 3136

Indicative selling price

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

Range between $1,195,000 & $1,295,000

Median sale price

Median price $906,000 Property Type House Suburb Croydon

Period - From 01/10/2023 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	22 Woodland Av CROYDON 3136	$1,263,000	01/02/2024
2	15 Mount View St CROYDON 3136	$1,250,000	25/01/2024
3	16 Oban Rd RINGWOOD 3134	$1,230,000	12/02/2024

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: 09/03/2024 17:36

40 Hannora Crescent, Croydon Vic 3136



4 2 2

Property Type: House
Land Size: 703 sqm approx

Agent Comments

Indicative Selling Price
$1,195,000 - $1,295,000
Median House Price
December quarter 2023: $906,000

Comparable Properties



22 Woodland Av CROYDON 3136 (REI)

4 2 2

Price: $1,263,000
Method: Private Sale
Date: 01/02/2024
Property Type: House
Land Size: 871 sqm approx

Agent Comments



15 Mount View St CROYDON 3136 (REI)

3 2 2

Price: $1,250,000
Method: Private Sale
Date: 25/01/2024
Property Type: House

Agent Comments



16 Oban Rd RINGWOOD 3134 (REI)

3 1 -

Price: $1,230,000
Method: Private Sale
Date: 12/02/2024
Property Type: House (Res)
Land Size: 1011 sqm approx

Agent Comments

Account - Hoskins | P: 03 9722 9755

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