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	1/22-24 Meadow Road, Croydon North Vic 3136

Indicative selling price

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

Range between $880,000 & $960,000

Median sale price

Median price $750,000 Property Type Unit Suburb Croydon North

Period - From 01/07/2023 to 30/06/2024 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	3/48 Humber Rd CROYDON NORTH 3136	$850,000	03/07/2024
2	24a Andrew St MOOROOLBARK 3138	$811,000	15/05/2024
3	3/9 Elmore Av CROYDON 3136	$881,000	20/04/2024

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: 26/07/2024 16:52

1/22-24 Meadow Road, Croydon North Vic 3136



4 3 3

Property Type: House
Land Size: 600 sqm approx

Agent Comments

Indicative Selling Price
$880,000 - $960,000
Median Unit Price
Year ending June 2024: $750,000

Comparable Properties



3/48 Humber Rd CROYDON NORTH 3136 (REI)

3 2 2

Agent Comments

Price: $850,000
Method: Private Sale
Date: 03/07/2024
Property Type: Unit
Land Size: 374 sqm approx



24a Andrew St MOOROOLBARK 3138 (REI/VG)

3 2 2

Agent Comments

Price: $811,000
Method: Private Sale
Date: 15/05/2024
Property Type: House
Land Size: 317 sqm approx



3/9 Elmore Av CROYDON 3136 (REI)

3 2 2

Agent Comments

Price: $881,000
Method: Auction Sale
Date: 20/04/2024
Property Type: House (Res)
Land Size: 355 sqm approx

Account - Hoskins | P: 03 9722 9755

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