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	21A St Georges Crescent, Croydon Vic 3136

Indicative selling price

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

Range between $1,210,000 & $1,310,000

Median sale price

Median price $915,665 Property Type House Suburb Croydon

Period - From 01/01/2021 to 31/12/2021 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.~~

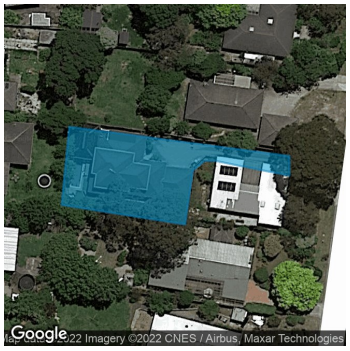
	Address of comparable property	Price	Date of sale
1	34 Baddeley Cirt CROYDON 3136	$1,290,000	30/11/2021
2	3 Olympus Dr CROYDON SOUTH 3136	$1,277,000	18/11/2021
3			

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: 09/02/2022 09:35

21A St Georges Crescent, Croydon Vic 3136



4 2 2

Rooms: 5
Property Type: House
Land Size: 605 sqm approx

Agent Comments

Indicative Selling Price
$1,210,000 - $1,310,000
Median House Price
Year ending December 2021: $915,665

Comparable Properties



34 Baddeley Cirt CROYDON 3136 (REI)

4 2 2

Price: $1,290,000
Method: Private Sale
Date: 30/11/2021
Property Type: House
Land Size: 576 sqm approx

Agent Comments



3 Olympus Dr CROYDON SOUTH 3136 (REI)

4 3 2

Price: $1,277,000
Method: Private Sale
Date: 18/11/2021
Property Type: House (Res)
Land Size: 879 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 - Hoskins | P: 98747677, 9722 9755

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