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	250 Yarra Road, Croydon North Vic 3136

Indicative selling price

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

Range between $810,000 & $890,000

Median sale price

Median price $950,000 Property Type House Suburb Croydon North

Period - From 01/04/2021 to 30/06/2021 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	35 Lyons Rd CROYDON NORTH 3136	$907,000	01/05/2021
2	39 Alice St CROYDON NORTH 3136	$870,000	19/04/2021
3	74 Langdale Dr CROYDON HILLS 3136	$820,000	30/06/2021

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: 02/10/2021 13:58

250 Yarra Road, Croydon North Vic 3136

Peter Moulden
9874 7677
0413 336 864
peter@hoskins.com.au



2 1

Property Type: House (Res)
Land Size: 929 sqm approx

Agent Comments

Indicative Selling Price
$810,000 - $890,000
Median House Price
June quarter 2021: $950,000

Comparable Properties



35 Lyons Rd CROYDON NORTH 3136 (REI/VG)

2 1 2

Price: $907,000
Method: Auction Sale
Date: 01/05/2021
Rooms: 4
Property Type: House (Res)
Land Size: 1086 sqm approx

Agent Comments



39 Alice St CROYDON NORTH 3136 (REI)

3 1 -

Price: $870,000
Method: Private Sale
Date: 19/04/2021
Property Type: House
Land Size: 980 sqm approx

Agent Comments



74 Langdale Dr CROYDON HILLS 3136 (REI/VG)

3 1 1

Price: $820,000
Method: Private Sale
Date: 30/06/2021
Property Type: House (Res)
Land Size: 639 sqm approx

Agent Comments

Account - Hoskins | P: 98747677, 9722 9755

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