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	27 Holloway Road, Croydon North Vic 3136

Indicative selling price

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

Range between $750,000 & $820,000

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	10/37 Holloway Rd CROYDON NORTH 3136	$790,000	14/08/2024
2	29 Bonnie View Rd CROYDON NORTH 3136	$836,000	01/08/2024
3	13 Malcolm Ct CROYDON NORTH 3136	$765,000	20/05/2024

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: 07/10/2024 13:29

27 Holloway Road, Croydon North Vic 3136

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3 1 2

Property Type: House
Land Size: 511 sqm approx

Agent Comments

Indicative Selling Price
$750,000 - $820,000
Median Unit Price
Year ending June 2024: $750,000

Comparable Properties



10/37 Holloway Rd CROYDON NORTH 3136 (REI)

3 2 2

Price: $790,000
Method: Private Sale
Date: 14/08/2024
Property Type: Townhouse (Res)
Land Size: 222 sqm approx

Agent Comments



29 Bonnie View Rd CROYDON NORTH 3136 (REI/VG)

3 1 2

Price: $836,000
Method: Private Sale
Date: 01/08/2024
Property Type: House
Land Size: 470 sqm approx

Agent Comments



13 Malcolm Ct CROYDON NORTH 3136 (REI/VG)

3 1 1

Price: $765,000
Method: Private Sale
Date: 20/05/2024
Property Type: House
Land Size: 434 sqm approx

Agent Comments

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