

# 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 57 Orchard Drive, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000 & \$1,200,000

### Median sale price

Median price \$973,000 Property Type House Suburb Croydon

Period - From 01/07/2021 to 30/09/2021 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	21 Smithdene Av RINGWOOD EAST 3135	\$1,185,000	29/09/2021
2	13 Thomas St CROYDON SOUTH 3136	\$1,150,000	09/10/2021
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: 05/11/2021 13:02

57 Orchard Drive, Croydon Vic 3136



 3  2  2

**Property Type:** House  
**Land Size:** 748 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,150,000 - \$1,200,000  
**Median House Price**  
September quarter 2021: \$973,000

## Comparable Properties



**21 Smithdene Av RINGWOOD EAST 3135 (REI)** **Agent Comments**

 3  1  1

**Price:** \$1,185,000  
**Method:** Auction Sale  
**Date:** 29/09/2021  
**Property Type:** House (Res)  
**Land Size:** 669 sqm approx



**13 Thomas St CROYDON SOUTH 3136 (REI)** **Agent Comments**

 3  2  3

**Price:** \$1,150,000  
**Method:** Sold Before Auction  
**Date:** 09/10/2021  
**Property Type:** House (Res)  
**Land Size:** 866 sqm approx

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 - Vogl & Walpole Estate Agents | P: 03 8580 6200**



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