

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

10 Rowan Street, Croydon Vic 3136

Indicative selling price

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

Range between \$820,000 & \$870,000

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	11 View St CROYDON 3136	\$870,000	07/08/2021
2	3 Donald St CROYDON 3136	\$870,000	15/05/2021
3	1/11 Moore Av CROYDON 3136	\$858,500	18/06/2021

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:

09/11/2021 08:49

10 Rowan Street, Croydon Vic 3136



 3  1  1

Rooms: 6
Property Type: House (Res)
Land Size: 410 sqm approx
Agent Comments

Indicative Selling Price
\$820,000 - \$870,000
Median House Price
September quarter 2021: \$973,000

Comparable Properties



11 View St CROYDON 3136 (REI)

Agent Comments

 3  2  2

Price: \$870,000
Method: Auction Sale
Date: 07/08/2021
Property Type: House (Res)



3 Donald St CROYDON 3136 (VG)

Agent Comments

 3  -  -

Price: \$870,000
Method: Sale
Date: 15/05/2021
Property Type: House (Res)
Land Size: 464 sqm approx



1/11 Moore Av CROYDON 3136 (REI/VG)

Agent Comments

 3  2  1

Price: \$858,500
Method: Private Sale
Date: 18/06/2021
Property Type: House
Land Size: 459 sqm approx

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



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