

# 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

22A Haig Street, 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 \$760,000 & \$830,000

### Median sale price

Median price \$780,000 Property Type House Suburb Croydon

Period - From 01/10/2019 to 31/12/2019 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 | 32 Oaktree Rd CROYDON NORTH 3136 | \$812,000 | 12/09/2019   |
| 2 | 7a Bennison St CROYDON 3136      | \$793,000 | 06/12/2019   |
| 3 | 10a Clement Cr CROYDON 3136      | \$781,567 | 26/11/2019   |

**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:

18/02/2020 10:13



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**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 636 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$760,000 - \$830,000  
**Median House Price**  
 December quarter 2019: \$780,000

## Comparable Properties



**32 Oaktree Rd CROYDON NORTH 3136 (REI/VG)**

Agent Comments

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**Price:** \$812,000  
**Method:** Sold Before Auction  
**Date:** 12/09/2019  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 639 sqm approx



**7a Bennison St CROYDON 3136 (REI)**

Agent Comments

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**Price:** \$793,000  
**Method:** Private Sale  
**Date:** 06/12/2019  
**Rooms:** 4  
**Property Type:** House



**10a Clement Cr CROYDON 3136 (REI)**

Agent Comments

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**Price:** \$781,567  
**Method:** Private Sale  
**Date:** 26/11/2019  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 573 sqm approx