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	71 Humber Road, Croydon North Vic 3136
Including suburb and	•
postcode	

Indicative selling price

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

Range between \$750,000 & \$820,000	Range between	\$750,000	&	\$820,000
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Median sale price

Median price	\$1,078,750	Pro	perty Type	louse		Suburb	Croydon North
Period - From	01/10/2023	to	30/09/2024	S	ource	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

Add	dress of comparable property	Price	Date of sale
1	7 Turkeith Cr CROYDON NORTH 3136	\$740,000	25/10/2024
2	27 Holloway Rd CROYDON NORTH 3136	\$813,000	24/10/2024
3	4 Sunnyridge Ct CHIRNSIDE PARK 3116	\$813,000	21/10/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/12/2024 08:11





Lachlan Williams 9722 9755 0414 582 556 teamwilliams@hoskins.com.au

Indicative Selling Price \$750,000 - \$820,000 Median House Price Year ending September 2024: \$1,078,750



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Property Type: House Land Size: 547 sqm approx

Agent Comments

Comparable Properties



7 Turkeith Cr CROYDON NORTH 3136 (REI/VG)

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Agent Comments

Price: \$740,000 Method: Private Sale Date: 25/10/2024 Property Type: House Land Size: 382 sqm approx



27 Holloway Rd CROYDON NORTH 3136 (REI)

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Agent Comments

Price: \$813,000 Method: Private Sale Date: 24/10/2024

Property Type: House (Res) **Land Size:** 511 sqm approx



4 Sunnyridge Ct CHIRNSIDE PARK 3116 (REI)

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Price: \$813,000 Method: Private Sale Date: 21/10/2024 Property Type: House Land Size: 398 sqm approx



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Agent Comments

Account - Hoskins | P: 03 9722 9755





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