

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

71 Humber 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

\$1,078,750

Property Type

House

Suburb

Croydon North

Period - From

01/10/2023

to

30/09/2024

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	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 comparable properties 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

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Indicative Selling Price

\$750,000 - \$820,000

Median House Price

Year ending September 2024: \$1,078,750



 3  1  2

Property Type: House

Land Size: 547 sqm approx

Agent Comments

Comparable Properties



7 Turkeith Cr CROYDON NORTH 3136 (REI/VG)

Agent Comments

 3  1  2

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)

Agent Comments

 3  1  2

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)

Agent Comments

 3  1  3

Price: \$813,000

Method: Private Sale

Date: 21/10/2024

Property Type: House

Land Size: 398 sqm approx

Account - Hoskins | P: 03 9722 9755