

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

106 Mount View Parade, Croydon Vic 3136

Indicative selling price

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

Range between

\$900,000

 &

\$990,000

Median sale price

Median price

\$872,000

 Property Type

House

 Suburb

Croydon

Period - From

16/02/2022

 to

15/02/2023

 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	19 Le Grew St CROYDON 3136	\$960,000	23/11/2022
2	18 Silverley Rd CROYDON 3136	\$915,000	14/10/2022
3	5 Bambra St CROYDON 3136	\$903,888	15/12/2022

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:

16/02/2023 11:25

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Indicative Selling Price

\$900,000 - \$990,000

Median House Price

16/02/2022 - 15/02/2023: \$872,000



3 3 1

Property Type: House

Land Size: 398 sqm approx

Agent Comments

Comparable Properties



19 Le Grew St CROYDON 3136 (REI/VG)

Agent Comments

3 2 2

Price: \$960,000

Method: Private Sale

Date: 23/11/2022

Rooms: 5

Property Type: House (Res)

Land Size: 381 sqm approx



18 Silverley Rd CROYDON 3136 (REI/VG)

Agent Comments

3 2 2

Price: \$915,000

Method: Private Sale

Date: 14/10/2022

Property Type: House

Land Size: 430 sqm approx



5 Bambra St CROYDON 3136 (REI)

Agent Comments

3 1 3

Price: \$903,888

Method: Private Sale

Date: 15/12/2022

Property Type: House

Land Size: 861 sqm approx

Account - LJ Hooker Croydon | P: 03 9725 8811 | F: 03 9725 4240