

# 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

35 Tanika Circuit, 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 \$640,000 & \$690,000

### Median sale price

Median price \$755,000 Property Type House Suburb Croydon

Period - From 01/01/2020 to 31/03/2020 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	21b Shelley Av KILSYTH 3137	\$690,000	01/04/2020
2	1/19 Sellick Dr CROYDON 3136	\$678,000	26/02/2020
3	171 Eastfield Rd CROYDON 3136	\$660,500	22/04/2020

**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:

26/05/2020 17:36

35 Tanika Circuit, Croydon Vic 3136

Michael Scudds  
8418-6455  
0418 380 314  
michael@sellinghomesmelbourne.com.au



3 2 2

**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$640,000 - \$690,000  
**Median House Price**  
March quarter 2020: \$755,000

## Comparable Properties



**21b Shelley Av KILSYTH 3137 (REI)**

**Agent Comments**

3 2 4

**Price:** \$690,000  
**Method:** Private Sale  
**Date:** 01/04/2020  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 334 sqm approx



**1/19 Sellick Dr CROYDON 3136 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$678,000  
**Method:** Private Sale  
**Date:** 26/02/2020  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 414 sqm approx



**171 Eastfield Rd CROYDON 3136 (REI)**

**Agent Comments**

3 2 1

**Price:** \$660,500  
**Method:** Private Sale  
**Date:** 22/04/2020  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 440 sqm approx

**Account - Selling Homes Melbourne** | P: 03 84186455



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.