# 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	2/3 Timms Avenue, Croydon Vic 3136
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$590,000	&	\$640,000
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### Median sale price

Median price	\$650,000	Pro	perty Type	Unit		Suburb	Croydon
Period - From	10/01/2021	to	09/01/2022		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

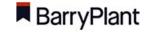
Add	dress of comparable property	Price	Date of sale
1	2/7 Russo PI KILSYTH 3137	\$640,000	05/08/2021
2	6/102-108 Croydon Rd CROYDON 3136	\$635,000	14/10/2021
3	2/24 Sherlock Rd CROYDON 3136	\$622,000	14/12/2021

#### 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:	10/01/2022 11:09





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\$590,000 - \$640,000 **Median Unit Price** 

**Indicative Selling Price** 

10/01/2021 - 09/01/2022: \$650,000



# Comparable Properties



2/7 Russo PI KILSYTH 3137 (REI/VG)

Property Type: Strata Unit/Flat

Agent Comments

Price: \$640,000 Method: Private Sale Date: 05/08/2021 Property Type: Unit Land Size: 241 sqm approx Agent Comments



6/102-108 Croydon Rd CROYDON 3136 (REI)





Price: \$635,000 Method: Private Sale Date: 14/10/2021 Property Type: Unit

Agent Comments



2/24 Sherlock Rd CROYDON 3136 (REI)



Price: \$622,000 Method: Private Sale Date: 14/12/2021 Property Type: Unit

Agent Comments

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454



