

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

28/12-22 CUTTS AVENUE, CROYDON, VIC 3136

Indicative selling price

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

Price Range: \$620,000 to \$660,000

Median sale price

Median price \$700,500 Property type Unit Suburb Croydon

Period - From 01/10/2023 to 30/09/2024 Source 

Comparable property sales

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) 2/64-66 BEAUFORT RD, CROYDON, VIC 3136	\$640,000	31/08/2024
2) 4/2-4 EASTFIELD RD, RINGWOOD EAST, VIC 3135	\$635,000	20/06/2024
3) 32/12-22 CUTTS AVE, CROYDON, VIC 3136	\$681,000	04/06/2024

This Statement of Information was prepared on: 22/10/2024