

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

29 Broughton Avenue, Croydon Vic 3136

Indicative selling price

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

Range between

\$790,000

&

\$860,000

Median sale price

Median price

\$906,000

Property Type

House

Suburb

Croydon

Period - From

01/10/2023

to

31/12/2023

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 | 14 Juliana Ct CROYDON 3136 | \$836,000 | 02/10/2023 |
| 2 | 27 Broughton Av CROYDON 3136 | \$825,000 | 19/01/2024 |
| 3 | 25 Dixon Av CROYDON 3136 | \$785,000 | 09/01/2024 |

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:

02/02/2024 17:49

**Property Type:** House (Res)**Land Size:** 864 sqm approx

Agent Comments

Indicative Selling Price

\$790,000 - \$860,000

Median House Price

December quarter 2023: \$906,000

Comparable Properties

**14 Juliana Ct CROYDON 3136 (REI/VG)**

Agent Comments

**Price:** \$836,000**Method:** Sold Before Auction**Date:** 02/10/2023**Property Type:** House (Res)**Land Size:** 634 sqm approx**27 Broughton Av CROYDON 3136 (REI)**

Agent Comments

**Price:** \$825,000**Method:** Expression of Interest**Date:** 19/01/2024**Property Type:** House (Res)**25 Dixon Av CROYDON 3136 (REI/VG)**

Agent Comments

**Price:** \$785,000**Method:** Private Sale**Date:** 09/01/2024**Property Type:** House**Land Size:** 407 sqm approx