## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	7 Mena 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	\$700,000	&	\$770,000
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#### Median sale price

Median price	\$976,000	Pro	perty Type	House		Suburb	Croydon
Period - From	01/10/2021	to	31/12/2021		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

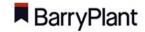
Add	dress of comparable property	Price	Date of sale
1	4/4 Bennison St CROYDON 3136	\$772,000	12/11/2021
2	2/3 Timms Av CROYDON 3136	\$755,000	27/01/2022
3	4/1-5 James Rd CROYDON 3136	\$718,000	09/11/2021

#### 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:	16/03/2022 09:55













Property Type: House (Res) Land Size: 519 sqm approx **Agent Comments** 

**Indicative Selling Price** \$700,000 - \$770,000 **Median House Price** December quarter 2021: \$976,000

## Comparable Properties



4/4 Bennison St CROYDON 3136 (REI/VG)





Price: \$772,000 Method: Private Sale Date: 12/11/2021

Property Type: Townhouse (Single)

**Agent Comments** 



2/3 Timms Av CROYDON 3136 (REI)

**———** 2





Price: \$755,000 Method: Private Sale Date: 27/01/2022 Property Type: Unit

**Agent Comments** 



4/1-5 James Rd CROYDON 3136 (REI)





Price: \$718.000 Method: Private Sale Date: 09/11/2021 Property Type: Unit

Agent Comments

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



