

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

7a St Johns Avenue, Croydon Vic 3136

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

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	12 French St CROYDON 3136	\$1,270,000	13/12/2023
2	16 Beatty Av CROYDON 3136	\$1,250,000	05/02/2024
3	68 Evans Dr CROYDON 3136	\$1,230,000	30/11/2023

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:

10/04/2024 12:46

7a St Johns Avenue, Croydon Vic 3136



 4  2  2

Property Type: House
Land Size: 430 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
December quarter 2023: \$906,000

Comparable Properties



12 French St CROYDON 3136 (REI)

Agent Comments

 4  2  2

Price: \$1,270,000
Method: Private Sale
Date: 13/12/2023
Property Type: House
Land Size: 769 sqm approx



16 Beatty Av CROYDON 3136 (REI)

Agent Comments

 4  2  2

Price: \$1,250,000
Method: Private Sale
Date: 05/02/2024
Property Type: House
Land Size: 400 sqm approx



68 Evans Dr CROYDON 3136 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,230,000
Method: Private Sale
Date: 30/11/2023
Property Type: House
Land Size: 512 sqm approx

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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