## 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	cons	sumer.vic.gc	v.au	/underquot	ting		
Range betweer	\$1,200,000		&		\$1,300,000			
Median sale p	rice							
Median price	\$906,000	Pro	operty Type	Hou	ise		Suburb	Croydon
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ado	dress 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

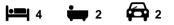
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

10/04/2024 12:46







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

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

# **Comparable Properties**



12 French St CROYDON 3136 (REI)



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

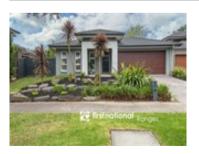
#### Agent Comments

16 Beatty Av CROYDON 3136 (REI) 

Agent Comments

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

4



68 Evans Dr CROYDON 3136 (REI/VG) **2** - 4 2

Agent Comments

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



propertydata

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