

# 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

3/8a Jarvis Avenue, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$600,000

&

\$650,000

### Median sale price

Median price

\$670,000

Property Type

Unit

Suburb

Croydon

Period - From

01/04/2021

to

30/06/2021

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	Price	Date of sale
1	2/47 Taylors Rd CROYDON 3136	\$635,000	07/08/2021
2	18 Tennyson Av KILSYTH 3137	\$620,000	22/06/2021
3	36/310 Dorset Rd CROYDON 3136	\$612,000	04/06/2021

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:

28/09/2021 14:21

3/8a Jarvis Avenue, Croydon Vic 3136

Christopher Clerke

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**Indicative Selling Price**

\$600,000 - \$650,000

**Median Unit Price**

June quarter 2021: \$670,000



 2    1    1

**Property Type:** Strata Unit/Flat

**Land Size:** 184 sqm approx

Agent Comments

## Comparable Properties



**2/47 Taylors Rd CROYDON 3136 (REI)**

Agent Comments

 2    1    1

**Price:** \$635,000

**Method:** Private Sale

**Date:** 07/08/2021

**Property Type:** Townhouse (Single)

**Land Size:** 196 sqm approx



**18 Tennyson Av KILSYTH 3137 (VG)**

Agent Comments

 2    -    -

**Price:** \$620,000

**Method:** Sale

**Date:** 22/06/2021

**Property Type:** Flat/Unit/Apartment (Res)



**36/310 Dorset Rd CROYDON 3136 (VG)**

Agent Comments

 2    -    -

**Price:** \$612,000

**Method:** Sale

**Date:** 04/06/2021

**Property Type:** Flat/Unit/Apartment (Res)

**Account** - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354