

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

5/6 Landale Avenue, Croydon Vic 3136

Indicative selling price

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

Single price

\$564,950

Median sale price

Median price

\$695,000

Property Type

Unit

Suburb

Croydon

Period - From

01/01/2022

to

31/03/2022

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	3/10-12 Ray St CROYDON 3136	\$565,000	22/04/2022
2	2/10 Bayswater Rd CROYDON 3136	\$560,000	02/02/2022
3	1/70 Lusher Rd CROYDON 3136	\$545,000	28/04/2022

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:

25/06/2022 12:27



 3  1  1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$564,950

Median Unit Price

March quarter 2022: \$695,000

Comparable Properties



3/10-12 Ray St CROYDON 3136 (REI)

Agent Comments

 2  1  1

Price: \$565,000

Method: Private Sale

Date: 22/04/2022

Property Type: Unit

Land Size: 147 sqm approx



2/10 Bayswater Rd CROYDON 3136 (VG)

Agent Comments

 2  -  -

Price: \$560,000

Method: Sale

Date: 02/02/2022

Property Type: Flat/Unit/Apartment (Res)



1/70 Lusher Rd CROYDON 3136 (REI)

Agent Comments

 2  1  1

Price: \$545,000

Method: Private Sale

Date: 28/04/2022

Property Type: Unit

Land Size: 141 sqm approx

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