

# 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

12 Glen Avenue, Croydon Vic 3136

### Indicative selling price

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

Range between \$1,680,000

&

\$1,780,000

### Median sale price

Median price \$952,500

Property Type House

Suburb Croydon

Period - From 01/04/2024

to

30/06/2024

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	9-11 Richardson Rd CROYDON NORTH 3136	\$1,860,000	19/08/2024
2	31 Sevenoaks Av CROYDON 3136	\$1,710,000	24/07/2024
3	92 Alto Av CROYDON 3136	\$1,551,000	25/05/2024

**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:

23/09/2024 12:17

12 Glen Avenue, Croydon Vic 3136



4 2 6

Property Type: House (Res)  
Land Size: 2027 sqm approx  
Agent Comments

Indicative Selling Price  
\$1,680,000 - \$1,780,000  
Median House Price  
June quarter 2024: \$952,500

## Comparable Properties



9-11 Richardson Rd CROYDON NORTH 3136 (REI) Agent Comments

5 3 5

Price: \$1,860,000  
Method: Private Sale  
Date: 19/08/2024  
Property Type: House (Res)  
Land Size: 2048 sqm approx



31 Sevenoaks Av CROYDON 3136 (REI) Agent Comments

4 2 3

Price: \$1,710,000  
Method: Private Sale  
Date: 24/07/2024  
Property Type: House



92 Alto Av CROYDON 3136 (REI/VG) Agent Comments

4 3 6

Price: \$1,551,000  
Method: Sold Before Auction  
Date: 25/05/2024  
Property Type: House (Res)  
Land Size: 1493 sqm approx

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