

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

15 Fortuna Avenue, Croydon Vic 3136

Indicative selling price

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

Range between \$920,000 & \$980,000

Median sale price

Median price \$940,000 Property Type House Suburb Croydon

Period - From 01/10/2023 to 30/09/2024 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 Berry Rd BAYSWATER NORTH 3153	\$976,000	28/08/2024
2	87 Eastfield Rd CROYDON 3136	\$935,000	21/06/2024
3	56 Hender St RINGWOOD EAST 3135	\$975,000	17/06/2024

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:

29/10/2024 10:52

15 Fortuna Avenue, Croydon Vic 3136



4 2 3

Property Type: House
Land Size: 1166 sqm approx
Agent Comments

Indicative Selling Price
\$920,000 - \$980,000
Median House Price
Year ending September 2024: \$940,000

Comparable Properties



9 Berry Rd BAYSWATER NORTH 3153 (REI/VG) **Agent Comments**

4 2 2

Price: \$976,000
Method: Private Sale
Date: 28/08/2024
Property Type: House
Land Size: 864 sqm approx



87 Eastfield Rd CROYDON 3136 (REI/VG) **Agent Comments**

3 1 2

Price: \$935,000
Method: Private Sale
Date: 21/06/2024
Property Type: House
Land Size: 913 sqm approx



56 Hender St RINGWOOD EAST 3135 (REI/VG) **Agent Comments**

4 2 2

Price: \$975,000
Method: Private Sale
Date: 17/06/2024
Property Type: House
Land Size: 661 sqm approx

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



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