

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

32A Mirang Avenue, Croydon Vic 3136

Indicative selling price

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

Single price

\$819,500

Median sale price

Median price

\$940,000

Property Type

House

Suburb

Croydon

Period - From

12/05/2021

to

11/05/2022

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	3/18 Ronald Rd CROYDON 3136	\$841,500	30/04/2022
2	49 Pascoe Av CROYDON 3136	\$805,000	02/05/2022
3	19 Shelley Av KILSYTH 3137	\$800,000	14/02/2022

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:

12/05/2022 21:14