

# 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 13/35-43 Kent 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)

Single price \$575,000

### Median sale price

Median price \$671,000

Property type Unit

Suburb Croydon

Period - From 01/10/2022

to

31/12/2022

Source REIV

### Comparable property sales

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
2/3 Plumer Street, Croydon Vic 3136	\$575,000	20/09/2022
7 Jenkins Lane, Croydon Vic 3136	\$580,000	03/10/2022
3/10-12 Surrey Road West, Croydon Vic 3136	\$570,000	30/11/2022

This Statement of Information was prepared on: 23/01/2023