

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

32 Barclay Avenue, Croydon Vic 3136

Indicative selling price

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

Range between \$880,000 & \$935,000

Median sale price

Median price \$976,000 Property Type House Suburb Croydon

Period - From 01/10/2021 to 31/12/2021 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	5 Larissa Ct CROYDON 3136	\$941,500	02/10/2021
2	13 Mount View St CROYDON 3136	\$917,000	09/12/2021
3	3 Herbert St CROYDON 3136	\$910,000	15/09/2021

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:

18/02/2022 12:12



 3  2  1

Property Type: House (Res)

Land Size: 869 sqm approx

Agent Comments

Indicative Selling Price

\$880,000 - \$935,000

Median House Price

December quarter 2021: \$976,000

Comparable Properties



5 Larissa Ct CROYDON 3136 (REI/VG)

Agent Comments

 3  1  2

Price: \$941,500

Method: Auction Sale

Date: 02/10/2021

Property Type: House (Res)

Land Size: 866 sqm approx



13 Mount View St CROYDON 3136 (REI/VG)

Agent Comments

 3  1  2

Price: \$917,000

Method: Private Sale

Date: 09/12/2021

Property Type: House

Land Size: 531 sqm approx



3 Herbert St CROYDON 3136 (REI/VG)

Agent Comments

 3  2  1

Price: \$910,000

Method: Auction Sale

Date: 15/09/2021

Property Type: House (Res)

Land Size: 904 sqm approx

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