

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

1/10 JARVIS AVENUE CROYDON VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$770,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Croydon

Period-from

01 Feb 2022

to

31 Jan 2023

Source

Corelogic

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 6 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

3/6 HAIG STREET CROYDON VIC 3136	750000	11-Nov-22
4/17 RUSKIN AVENUE CROYDON VIC 3136	830000	22-Dec-22
4/24-26 JARVIS AVENUE CROYDON VIC 3136	775000	20-Oct-22

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 6 months.~~

This Statement of Information was prepared on: 15 February 2023



3/6 HAIG STREET CROYDON VIC 3136

3 2 2

Sold Price

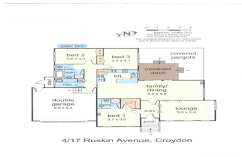
750000

Sold Date

11-Nov-22

Distance

1.18km



4/17 RUSKIN AVENUE CROYDON VIC 3136

3 2 2

Sold Price

^{RS} **830000** ^{UN}

Sold Date

22-Dec-22

Distance

0.49km



4/24-26 JARVIS AVENUE CROYDON VIC 3136

3 2 2

Sold Price

775000

Sold Date

20-Oct-22

Distance

0.18km

RS = Recent sale

UN = Undisclosed Sale

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