Statement of Information

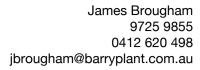
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale											
Address Including suburb and postcode 20 Elmore Avenue, Croydon Vic 3136											
Indicative selling price											
For the meaning of this price see consumer.vic.gov.au/underquoting											
Range between \$1,800,000				&		\$1,900,000					
Median sale price											
Median price \$880,000		Pr	Property Type		е		Suburb Croydon		ì		
Period - From 01/01/2022		to	31/12/2022		Sc	ource 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											
2											
3											
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:								on: [03/02/2023 10:51		







Indicative Selling Price \$1,800,000 - \$1,900,000 Median House Price

Year ending December 2022: \$880,000





Property Type: House **Land Size:** 1083 sqm approx

Agent Comments

Comparable Properties

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.

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454



