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	2/30 Cameron Road, Croydon Vic 3136
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$935,000	&	\$1,025,000
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Median sale price

Median price	\$935,000	Pro	perty Type	House		Suburb	Croydon
Period - From	01/01/2024	to	31/12/2024		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

Add	dress of comparable property	Price	Date of sale
1	5/2 Jackson St CROYDON 3136	\$950,000	18/10/2024
2	4a Nola Ct CROYDON 3136	\$1,010,000	25/08/2024
3	3/52 Pascoe Av CROYDON 3136	\$950,000	23/08/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/02/2025 10:02
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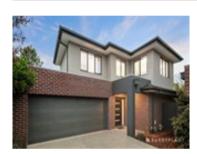




Property Type:Agent Comments

Indicative Selling Price \$935,000 - \$1,025,000 Median House Price Year ending December 2024: \$935,000

Comparable Properties



5/2 Jackson St CROYDON 3136 (REI/VG)

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Price: \$950,000 Method: Private Sale Date: 18/10/2024

Property Type: Townhouse (Single)

Agent Comments



4a Nola Ct CROYDON 3136 (REI/VG)

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Agent Comments

Price: \$1,010,000

Method: Sold After Auction

Date: 25/08/2024

Property Type: Townhouse (Res) **Land Size:** 332 sqm approx

3/52 Pascoe Av CROYDON 3136 (REI/VG)

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Price: \$950,000 Method: Private Sale Date: 23/08/2024

Property Type: Townhouse (Res)

Agent Comments

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



