

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

3 Glenora Avenue, Croydon Vic 3136

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$870,750

Property Type House

Suburb Croydon

Period - From 01/04/2022

to

31/03/2023

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	18 Somerset Cr CROYDON 3136	\$1,275,000	31/05/2023
2	51a Wicklow Av CROYDON 3136	\$1,230,000	19/05/2023
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:

10/06/2023 16:44

3 Glenora Avenue, Croydon Vic 3136

McGrath

Maggie Sun

03 9889 8800

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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending March 2023: \$870,750



4 2 2

Property Type: House

Land Size: 887 sqm approx

Agent Comments

Comparable Properties



18 Somerset Cr CROYDON 3136 (REI)

Agent Comments

5 3 4

Price: \$1,275,000

Method: Private Sale

Date: 31/05/2023

Property Type: House

Land Size: 887 sqm approx



51a Wicklow Av CROYDON 3136 (REI)

Agent Comments

5 2 2

Price: \$1,230,000

Method: Sold Before Auction

Date: 19/05/2023

Property Type: House (Res)

Land Size: 514 sqm approx

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 - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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