

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

4 Rappold Avenue, Croydon Vic 3136

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$880,000

Property Type House

Suburb Croydon

Period - From 01/01/2022

to

31/12/2022

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	7 Lyons Rd CROYDON NORTH 3136	\$1,065,000	26/11/2022
2	23 Mulgrave Way CROYDON NORTH 3136	\$1,053,800	25/10/2022
3	10 Lawson Ct CROYDON NORTH 3136	\$1,000,010	05/10/2022

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:

29/03/2023 17:20



Property Type:
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
Year ending December 2022: \$880,000

Comparable Properties



7 Lyons Rd CROYDON NORTH 3136 (REI/VG) Agent Comments



Price: \$1,065,000
Method: Private Sale
Date: 26/11/2022
Property Type: House (Res)
Land Size: 1020 sqm approx



23 Mulgrave Way CROYDON NORTH 3136 (REI/VG) Agent Comments



Price: \$1,053,800
Method: Private Sale
Date: 25/10/2022
Property Type: House
Land Size: 651 sqm approx



10 Lawson Ct CROYDON NORTH 3136 (REI/VG) Agent Comments



Price: \$1,000,010
Method: Private Sale
Date: 05/10/2022
Property Type: House (Res)
Land Size: 556 sqm approx

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