

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

5/12 Vinter Avenue, Croydon Vic 3136

Indicative selling price

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

Range between \$760,000

&

\$820,000

Median sale price

Median price \$650,000

Property Type Unit

Suburb Croydon

Period - From 01/04/2023

to 30/06/2023

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	16a Starcross Av CROYDON 3136	\$815,000	01/05/2023
2	1/4 Branch Rd BAYSWATER NORTH 3153	\$805,000	25/07/2023
3	6a Edith Av CROYDON 3136	\$787,000	04/07/2023

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:

13/09/2023 09:31

5/12 Vinter Avenue, Croydon Vic 3136

Christopher Clerke

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Indicative Selling Price

\$760,000 - \$820,000

Median Unit Price

June quarter 2023: \$650,000



 3  1  2

Rooms: 5

Property Type: Unit

Land Size: 392.204 sqm approx

Agent Comments

Comparable Properties



16a Starcross Av CROYDON 3136 (REI/VG)

Agent Comments

 3  2  2

Price: \$815,000

Method: Private Sale

Date: 01/05/2023

Property Type: House (Res)

Land Size: 416 sqm approx



1/4 Branch Rd BAYSWATER NORTH 3153 (REI/VG)

Agent Comments

 3  2  2

Price: \$805,000

Method: Private Sale

Date: 25/07/2023

Property Type: Townhouse (Single)



6a Edith Av CROYDON 3136 (REI/VG)

Agent Comments

 3  1  2

Price: \$787,000

Method: Private Sale

Date: 04/07/2023

Property Type: House (Res)

Land Size: 457 sqm approx

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354