## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 5/12 Vinter Avenue, Croydon Vic 3136

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ting		
Range betweer	n \$760,000		&		\$820,000	)		
Median sale p	rice							
Median price	\$650,000	Pro	operty Type	Unit			Suburb	Croydon
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Ade	dress 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







Rooms: 5 Property Type: Unit Land Size: 392.204 sqm approx Agent Comments Christopher Clerke 03 9725 0000 0459 101 811 chrisclerke@methven.com.au

> Indicative Selling Price \$760,000 - \$820,000 Median Unit Price June quarter 2023: \$650,000

# **Comparable Properties**

- Martin	16a Starcross Av CROYDON 3136 (REI/VG)	Agent Comments	
	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)   Image: 1 3 Image: 2 Image: 2   Image: 3 Image: 2 Image: 2 Image: 2   Price: \$805,000 Method: Private Sale Image: 25/07/2023   Date: 25/07/2023 Property Type: Townhouse (Single)	Agent Comments	
A localization of the local lo	6a Edith Av CROYDON 3136 (REI/VG) 3 1 2 Price: \$787,000 Method: Private Sale Date: 04/07/2023 Property Type: House (Res) Land Size: 457 sqm approx	Agent Comments	

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





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