

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

15/27 Central Avenue, Croydon South Vic 3136

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$781,000

Property Type

Unit

Suburb

Croydon South

Period - From

05/03/2023

to

04/03/2024

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	Price	Date of sale
1	62A Sellick Dr CROYDON 3136	\$785,000	03/02/2024
2	6/416 Dorset Rd CROYDON 3136	\$740,000	18/01/2024
3	6/30 Branch Rd BAYSWATER NORTH 3153	\$730,000	05/02/2024

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:

05/03/2024 11:50



 3  2  2

Property Type: Unit
Land Size: 475 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
05/03/2023 - 04/03/2024: \$781,000

Comparable Properties



62A Sellick Dr CROYDON 3136 (REI)

Agent Comments

 3  2  2

Price: \$785,000
Method: Auction Sale
Date: 03/02/2024
Property Type: Townhouse (Res)



6/416 Dorset Rd CROYDON 3136 (REI)

Agent Comments

 3  2  2

Price: \$740,000
Method: Private Sale
Date: 18/01/2024
Property Type: Townhouse (Single)



6/30 Branch Rd BAYSWATER NORTH 3153 (REI)

Agent Comments

 3  2  2

Price: \$730,000
Method: Private Sale
Date: 05/02/2024
Property Type: House
Land Size: 278 sqm approx

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