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 Dumosa Avenue, Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	ween \$800,000		&		\$880,000				
Median sale price									
Median price	\$930,000	Pro	Property Type		House		Suburb	Croydon	
Period - From	01/04/2021	to	31/03/2022		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	27 Alwyn St CROYDON 3136	\$890,000	15/02/2022
2	339 Mt Dandenong Rd CROYDON 3136	\$848,000	02/02/2022
3			

OR

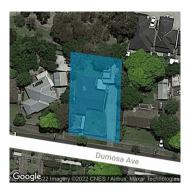
B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

15/06/2022 15:03









Rooms: 5 Property Type: House Land Size: 838 sqm approx Agent Comments Indicative Selling Price \$800,000 - \$880,000 Median House Price Year ending March 2022: \$930,000

Comparable Properties

27 Alwyn St CROYDON 3136 (REI/VG) 3 1 1 1 1 Price: \$890,000 Method: Private Sale Date: 15/02/2022 Property Type: House (Res) Land Size: 826 sqm approx	Agent Comments
339 Mt Dandenong Rd CROYDON 3136 (REI/VG) 3 1 4 Price: \$848,000 Method: Auction Sale Date: 02/02/2022 Property Type: House (Res) Land Size: 882 sqm approx	Agent Comments

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 - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454





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