

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

1/14 Ryland Avenue, Croydon Vic 3136

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$700,000 Property Type Unit Suburb Croydon

Period - From 01/10/2023 to 31/12/2023 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	173a Maroondah Hwy CROYDON 3136	\$727,500	19/02/2024
2	1/79 Lusher Rd CROYDON 3136	\$724,000	04/10/2023
3	20/35-43 Kent Av CROYDON 3136	\$650,000	25/10/2023

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:

20/03/2024 10:56



Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price
\$650,000 - \$700,000
Median Unit Price
December quarter 2023: \$700,000

Comparable Properties



173a Maroondah Hwy CROYDON 3136 (REI/VG)

Agent Comments



Price: \$727,500
Method: Private Sale
Date: 19/02/2024
Property Type: House
Land Size: 261 sqm approx



1/79 Lusher Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$724,000
Method: Private Sale
Date: 04/10/2023
Property Type: Unit
Land Size: 315 sqm approx



20/35-43 Kent Av CROYDON 3136 (REI)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 25/10/2023
Property Type: Townhouse (Single)
Land Size: 157 sqm approx