

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

11 Carroll Avenue, Croydon Vic 3136

Indicative selling price

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

Range between

\$715,000

&

\$760,000

Median sale price

Median price

\$881,000

Property Type

House

Suburb

Croydon

Period - From

01/07/2023

to

30/09/2023

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	15 Laird St CROYDON 3136	\$750,000	08/11/2023
2	1/355 Maroondah Hwy CROYDON NORTH 3136	\$715,000	10/11/2023
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:

24/11/2023 10:16

11 Carroll Avenue, Croydon Vic 3136

Brent Earney

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Indicative Selling Price

\$715,000 - \$760,000

Median House Price

September quarter 2023: \$881,000



Property Type: House (Previously Occupied - Detached)

Land Size: 836 sqm approx

Agent Comments

Comparable Properties



15 Laird St CROYDON 3136 (REI)

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 08/11/2023

Property Type: House

Land Size: 1069 sqm approx



1/355 Maroondah Hwy CROYDON NORTH 3136 (REI)

Agent Comments



Price: \$715,000

Method: Private Sale

Date: 10/11/2023

Property Type: Unit

Land Size: 397 sqm approx

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