

# 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

9 Ridgway Avenue, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$725,000 Property Type House Suburb Croydon

Period - From 01/01/2019 to 31/12/2019 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	48 Faraday Rd CROYDON SOUTH 3136	\$740,000	09/11/2019
2	2/18 Pascoe Av CROYDON 3136	\$720,000	18/12/2019
3	31 Macey St CROYDON SOUTH 3136	\$672,000	14/02/2020

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:

25/03/2020 12:20

9 Ridgway Avenue, Croydon Vic 3136



Daniel Bullen

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**Indicative Selling Price**

\$650,000 - \$700,000

**Median House Price**

Year ending December 2019: \$725,000



3 2 2

**Property Type:** House (Res)

Agent Comments

## Comparable Properties



**48 Faraday Rd CROYDON SOUTH 3136 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$740,000

**Method:** Auction Sale

**Date:** 09/11/2019

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 454 sqm approx



**2/18 Pascoe Av CROYDON 3136 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$720,000

**Method:** Private Sale

**Date:** 18/12/2019

**Property Type:** House

**Land Size:** 467 sqm approx



**31 Macey St CROYDON SOUTH 3136 (REI)**

Agent Comments

3 1 2

**Price:** \$672,000

**Method:** Private Sale

**Date:** 14/02/2020

**Rooms:** 4

**Property Type:** House (Res)

**Account** - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.