

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

18/35-43 Kent Avenue, Croydon Vic 3136

Indicative selling price

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

Range between \$660,000 & \$675,000

Median sale price

Median price \$650,000 Property Type Unit Suburb Croydon

Period - From 01/04/2022 to 31/03/2023 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	2/17 Edith Av CROYDON 3136	\$670,000	15/05/2023
2	28/56 Norton Rd CROYDON 3136	\$665,000	04/04/2023
3	1/54 Lusher Rd CROYDON 3136	\$662,000	12/03/2023

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:

10/07/2023 12:50

18/35-43 Kent Avenue, Croydon Vic 3136

Integrity

Robert Verhagen

03 5786 2033

0448 820 022

robert@integrityrealestate.com.au

Indicative Selling Price

\$660,000 - \$675,000

Median Unit Price

Year ending March 2023: \$650,000



Rooms: 5

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



2/17 Edith Av CROYDON 3136 (REI/VG)

Agent Comments



Price: \$670,000

Method: Private Sale

Date: 15/05/2023

Property Type: Unit



28/56 Norton Rd CROYDON 3136 (VG)

Agent Comments



Price: \$665,000

Method: Sale

Date: 04/04/2023

Property Type: Strata Unit/Flat



1/54 Lusher Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$662,000

Method: Private Sale

Date: 12/03/2023

Property Type: Unit

Land Size: 282 sqm approx

Account - Integrity Real Estate | P: 03 9730 2333 | F: 03 9730 2888



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