

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

1/19 Ross Road, Croydon Vic 3136

Indicative selling price

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

Range between \$695,000

&

\$764,500

Median sale price

Median price \$760,000

Property Type House

Suburb Croydon

Period - From 01/01/2020

to

31/12/2020

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.

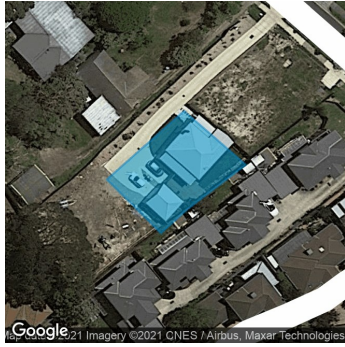
	Address of comparable property	Price	Date of sale
1	14 Glen Cairn Av RINGWOOD 3134	\$790,000	05/12/2020
2	45 Eastfield Rd RINGWOOD EAST 3135	\$721,000	14/11/2020
3	10 Kallay St CROYDON 3136	\$700,000	14/01/2021

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:

10/02/2021 10:54



 3  2  2

Property Type: House

Land Size: 424 sqm approx

Agent Comments

Comparable Properties



14 Glen Cairn Av RINGWOOD 3134 (REI)

Agent Comments

 3  1  1

Price: \$790,000

Method: Auction Sale

Date: 05/12/2020

Property Type: House (Res)

Land Size: 364 sqm approx



45 Eastfield Rd RINGWOOD EAST 3135 (REI)

Agent Comments

 3  1  1

Price: \$721,000

Method: Private Sale

Date: 14/11/2020

Property Type: House

Land Size: 290 sqm approx



10 Kallay St CROYDON 3136 (REI)

Agent Comments

 3  2  1

Price: \$700,000

Method: Private Sale

Date: 14/01/2021

Property Type: House

Land Size: 385 sqm approx