

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

26/35-43 Kent Avenue, Croydon Vic 3136

Indicative selling price

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

Range between \$495,000

&

\$540,000

Median sale price

Median price \$671,000

Property Type Unit

Suburb Croydon

Period - From 01/01/2022

to 31/12/2022

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	26/310 Dorset Rd CROYDON 3136	\$520,000	28/09/2022
2	12/83a Lincoln Rd CROYDON 3136	\$515,000	10/02/2023
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:

07/03/2023 15:32



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Property Type: Unit

Agent Comments

Indicative Selling Price

\$495,000 - \$540,000

Median Unit Price

Year ending December 2022: \$671,000

Comparable Properties



26/310 Dorset Rd CROYDON 3136 (VG)

Agent Comments

 2  -  -

Price: \$520,000

Method: Sale

Date: 28/09/2022

Property Type: Flat/Unit/Apartment (Res)



12/83a Lincoln Rd CROYDON 3136 (REI)

Agent Comments

 2  1  2

Price: \$515,000

Method: Private Sale

Date: 10/02/2023

Property Type: Unit

Land Size: 206 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.

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