

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

10/14 Landale Avenue, Croydon Vic 3136

Indicative selling price

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

Range between \$440,000

&

\$470,000

Median sale price

Median price \$566,827

Property Type Unit

Suburb Croydon

Period - From 01/10/2019

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	35/83a Lincoln Rd CROYDON 3136	\$450,000	08/08/2019
2	g06/4 Alfrick Rd CROYDON 3136	\$445,000	06/10/2019
3	205/4 Alfrick Rd CROYDON 3136	\$440,000	19/08/2019

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:

29/01/2020 07:49

10/14 Landale Avenue, Croydon Vic 3136

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Indicative Selling Price

\$440,000 - \$470,000

Median Unit Price

December quarter 2019: \$566,827



Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



35/83a Lincoln Rd CROYDON 3136 (VG)

Agent Comments



Price: \$450,000

Method: Sale

Date: 08/08/2019

Property Type: Strata Unit/Flat

g06/4 Alfrick Rd CROYDON 3136 (VG)

Agent Comments



Price: \$445,000

Method: Sale

Date: 06/10/2019

Property Type: Strata Unit/Flat

205/4 Alfrick Rd CROYDON 3136 (VG)

Agent Comments



Price: \$440,000

Method: Sale

Date: 19/08/2019

Property Type: Strata Unit/Flat