

# 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

44 Highland 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 \$940,000 & \$1,020,000

### Median sale price

Median price \$976,000 Property Type House Suburb Croydon

Period - From 01/10/2021 to 31/12/2021 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	3 Epacris Ct RINGWOOD 3134	\$995,000	02/03/2022
2	65 Langdale Dr CROYDON HILLS 3136	\$958,000	03/12/2021
3	17 Langdale Dr CROYDON HILLS 3136	\$950,000	19/02/2022

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: 16/03/2022 14:55



 3  2  2

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 650 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$940,000 - \$1,020,000  
**Median House Price**  
 December quarter 2021: \$976,000

## Comparable Properties



**3 Epacris Ct RINGWOOD 3134 (REI)**

Agent Comments

 3  1  2

**Price:** \$995,000  
**Method:** Private Sale  
**Date:** 02/03/2022  
**Property Type:** House  
**Land Size:** 749 sqm approx



**65 Langdale Dr CROYDON HILLS 3136 (REI/VG)**

Agent Comments

 3  2  1

**Price:** \$958,000  
**Method:** Private Sale  
**Date:** 03/12/2021  
**Property Type:** House  
**Land Size:** 647 sqm approx



**17 Langdale Dr CROYDON HILLS 3136 (REI)**

Agent Comments

 3  2  1

**Price:** \$950,000  
**Method:** Auction Sale  
**Date:** 19/02/2022  
**Property Type:** House (Res)  
**Land Size:** 647 sqm approx

**Account - Barry Plant** | P: 03 9725 9855 | F: 03 9725 2454