#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

14 Highland Avenue, Croydon Vic 3136
14

#### Indicative selling price

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

Range between \$94	10,000	&	\$1,020,000
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#### Median sale price

Median price \$976,000	Pro	operty Type Ho	use	Suburb	Croydon
Period - From 01/10/202	1 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

Aut	areas or comparable property	1 1100	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

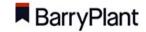
#### OR

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



Date of sale







**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)

3

Price: \$995,000





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Method: Private Sale Date: 02/03/2022 Property Type: House Land Size: 749 sqm approx **Agent Comments** 



65 Langdale Dr CROYDON HILLS 3136

(REI/VG)





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



17 Langdale Dr CROYDON HILLS 3136 (REI)

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**Price:** \$950,000 **Method:** Auction Sale **Date:** 19/02/2022

**Property Type:** House (Res) **Land Size:** 647 sqm approx

Agent Comments

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



