

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

20a Broughton Avenue, Croydon Vic 3136

Indicative selling price

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

Range between

\$865,000

&

\$895,000

Median sale price

Median price

\$952,500

Property Type

House

Suburb

Croydon

Period - From

01/04/2024

to

30/06/2024

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	11 Frederic Dr RINGWOOD 3134	\$872,000	28/06/2024
2	2/11 Vernon St CROYDON 3136	\$880,000	10/05/2024
3	3/9 Elmore Av CROYDON 3136	\$881,000	20/04/2024

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:

09/09/2024 12:08

20a Broughton Avenue, Croydon Vic 3136



3 2 2

Property Type: House
Land Size: 390 sqm approx
Agent Comments

Indicative Selling Price
\$865,000 - \$895,000
Median House Price
June quarter 2024: \$952,500

Comparable Properties



11 Frederic Dr RINGWOOD 3134 (REI/VG)

Agent Comments

3 1 1

Price: \$872,000
Method: Sold Before Auction
Date: 28/06/2024
Property Type: House (Res)
Land Size: 697 sqm approx



2/11 Vernon St CROYDON 3136 (REI/VG)

Agent Comments

3 2 2

Price: \$880,000
Method: Private Sale
Date: 10/05/2024
Property Type: House (Res)



3/9 Elmore Av CROYDON 3136 (REI/VG)

Agent Comments

3 2 2

Price: \$881,000
Method: Auction Sale
Date: 20/04/2024
Property Type: House (Res)
Land Size: 355 sqm approx

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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