

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	3/12 Vinter Avenue, Croydon, VIC 3136
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Indicative selling price

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

Price Range	\$780,000	&	\$858,000
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Median sale price

Median price	\$691,800	Property Type	Unit	Suburb	Croydon (3136)
Period - From	01/11/2023	to	31/10/2024	Source	PropTrack

Comparable property sales

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
6/7-9 VERNON STREET, CROYDON VIC 3136	\$780,000	17/05/2024
3/21 RONALD ROAD, CROYDON VIC 3136	\$820,000	25/07/2024
2/2 GOROKE COURT, CROYDON SOUTH VIC 3136	\$840,777	12/07/2024

This Statement of Information was prepared on: 05/11/2024