

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 7 Kurrajong Avenue, Croydon Vic 3136

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$861,000 Property type House Suburb Croydon

Period - From 01/01/2021 to 31/03/2021 Source REIV

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
1 Pascoe Avenue, Croydon Vic 3136	\$855,000	19/04/2021
73 The Range Boulevard, Croydon Vic 3136	\$890,000	18/02/2021
16 St James Rise, Mooroolbark Vic 3138	\$900,000	22/04/2021

This Statement of Information was prepared on: 12-05-2021