

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

1/17 Vinter Avenue, Croydon Vic 3136

Indicative selling price

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

Range between \$680,000 & \$720,000

Median sale price

Median price \$902,500 Property Type House Suburb Croydon

Period - From 01/04/2021 to 30/06/2021 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	333 Mt Dandenong Rd CROYDON 3136	\$720,000	10/08/2021
2	8 Barclay Av CROYDON 3136	\$690,000	23/08/2021
3	67 Central Av CROYDON SOUTH 3136	\$685,000	23/04/2021

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:

07/10/2021 12:12



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Rooms: 5

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$680,000 - \$720,000

Median House Price

June quarter 2021: \$902,500

Comparable Properties



333 Mt Dandenong Rd CROYDON 3136 (REI)

Agent Comments

 3  1  -

Price: \$720,000

Method: Private Sale

Date: 10/08/2021

Property Type: House (Res)



8 Barclay Av CROYDON 3136 (REI/VG)

Agent Comments

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Price: \$690,000

Method: Private Sale

Date: 23/08/2021

Property Type: House (Res)

Land Size: 384 sqm approx



67 Central Av CROYDON SOUTH 3136 (VG)

Agent Comments

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Price: \$685,000

Method: Sale

Date: 23/04/2021

Property Type: House (Res)

Land Size: 864 sqm approx