Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	1/17 Vinter Avenue, Croydon Vic 3136
Including suburb and	
postcode	

Indicative selling price

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

Range between \$680,000 & \$720,000	Range between	\$680,000	&	\$720,000
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Median sale price

Median price	\$902,500	Pro	perty 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

Aut	areas or comparable property	1 1100	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

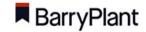
OR

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



Date of sale







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)

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Price: \$720,000 **Method:** Private Sale **Date:** 10/08/2021

Property Type: House (Res)

Agent Comments



8 Barclay Av CROYDON 3136 (REI/VG)

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Price: \$690,000 Method: Private Sale Date: 23/08/2021

Property Type: House (Res) Land Size: 384 sqm approx **Agent Comments**



67 Central Av CROYDON SOUTH 3136 (VG)

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Price: \$685,000 Method: Sale

Date: 23/04/2021 **Property Type:** House (Res) **Land Size:** 864 sqm approx Agent Comments

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



