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

39 Webster Avenue, Croydon Vic 3136

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	ו \$880,000		&		\$920,000			
Median sale pr	rice							
Median price	\$860,888	Pro	operty Type	Hou	se		Suburb	Croydon
Period - From	01/01/2021	to	31/03/2021		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	3 Maggs St CROYDON 3136	\$915,800	28/05/2021
2	31a Holland Rd RINGWOOD EAST 3135	\$917,000	15/05/2021
3	91 Murray Rd CROYDON 3136	\$920,000	15/03/2021

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:

15/06/2021 11:21









Property Type: Land Land Size: 867 sqm approx Agent Comments

Indicative Selling Price \$880,000 - \$920,000 Median House Price March quarter 2021: \$860,888

Comparable Properties



3 Maggs St CROYDON 3136 (REI)



Price: \$915,800 Method: Private Sale Date: 28/05/2021 Property Type: House Land Size: 826 sqm approx Agent Comments



Price: \$917,000 Method: Auction Sale Date: 15/05/2021 Property Type: House (Res)

Land Size: 271 sqm approx

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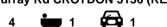


91 Murray Rd CROYDON 3136 (REI/VG)

31a Holland Rd RINGWOOD EAST 3135 (REI)

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Agent Comments

Agent Comments

Price: \$920,000 Method: Private Sale Date: 15/03/2021 Property Type: House Land Size: 882 sqm approx

Account - to VICPROP CORPORATION PTY LTD

