

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 consumer.vic.gov.au/underquoting

Range between \$880,000

&

\$920,000

Median sale price

Median price \$860,888

Property Type House

Suburb Croydon

Period - From 01/01/2021

to

31/03/2021

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	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)

Agent Comments



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



31a Holland Rd RINGWOOD EAST 3135 (REI)

Agent Comments



Price: \$917,000
Method: Auction Sale
Date: 15/05/2021
Property Type: House (Res)
Land Size: 271 sqm approx



91 Murray Rd CROYDON 3136 (REI/VG)

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