

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

24 Richards Avenue, Croydon Vic 3136

Indicative selling price

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

Range between \$950,000

&

\$1,020,000

Median sale price

Median price \$973,000

Property Type House

Suburb Croydon

Period - From 01/07/2021

to

30/09/2021

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 | 16 Webster Av CROYDON 3136 | \$1,000,000 | 01/07/2021 |
| 2 | 11 Grand View Av CROYDON 3136 | \$998,000 | 21/05/2021 |
| 3 | 44 Yarra Rd CROYDON NORTH 3136 | \$930,000 | 20/05/2021 |

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:

21/10/2021 09:27



 3  3  0

Property Type: House
Land Size: 1032 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,020,000
Median House Price
September quarter 2021: \$973,000

Comparable Properties



16 Webster Av CROYDON 3136 (VG)

Agent Comments

 4  -  -

Price: \$1,000,000
Method: Sale
Date: 01/07/2021
Property Type: House (Res)
Land Size: 870 sqm approx



11 Grand View Av CROYDON 3136 (VG)

Agent Comments

 4  -  -

Price: \$998,000
Method: Sale
Date: 21/05/2021
Property Type: House (Res)
Land Size: 1252 sqm approx



44 Yarra Rd CROYDON NORTH 3136 (RE/1VG)

Agent Comments

 4  2  2

Price: \$930,000
Method: Sold Before Auction
Date: 20/05/2021
Property Type: House
Land Size: 1013 sqm approx

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