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

30 Barclay Avenue, Croydon Vic 3136

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$690,000		&		\$740,000			
Median sale p	rice							
Median price	\$942,777	Pro	operty Type	Hou	se		Suburb	Croydon
Period - From	04/05/2021	to	03/05/2022		So	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	13 Grierson Dr KILSYTH 3137	\$725,000	29/03/2022
2	1/8 Apollo Ct CROYDON SOUTH 3136	\$718,000	24/03/2022
3	48 Hull Rd CROYDON 3136	\$707,500	31/03/2022

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:

04/05/2022 14:17



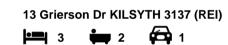






Property Type: House (Previously Occupied - Detached) Land Size: 864 sqm approx Agent Comments Indicative Selling Price \$690,000 - \$740,000 Median House Price 04/05/2021 - 03/05/2022: \$942,777

Comparable Properties



Price: \$725,000 Method: Auction Sale Date: 29/03/2022 Property Type: House (Res) Land Size: 453 sqm approx Agent Comments

Agent Comments



Price: \$718,000 Method: Private Sale Date: 24/03/2022 Property Type: Unit

Land Size: 397 sqm approx

3

1/8 Apollo Ct CROYDON SOUTH 3136 (REI)

6 1

48 Hull Rd CROYDON 3136 (REI)



Agent Comments

Price: \$707,500 Method: Private Sale Date: 31/03/2022 Property Type: House Land Size: 380 sqm approx

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



property data

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