

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 consumer.vic.gov.au/underquoting

Range between \$690,000 & \$740,000

Median sale price

Median price \$942,777 Property Type House Suburb Croydon

Period - From 04/05/2021 to 03/05/2022 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	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

13 Grierson Dr KILSYTH 3137 (REI)

Agent Comments



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



1/8 Apollo Ct CROYDON SOUTH 3136 (REI)

Agent Comments



Price: \$718,000
Method: Private Sale
Date: 24/03/2022
Property Type: Unit
Land Size: 397 sqm approx



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

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