

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

2/17 Allaware Avenue, Croydon Vic 3136

Indicative selling price

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

Range between \$875,000

&

\$925,000

Median sale price

Median price \$900,000

Property Type House

Suburb Croydon

Period - From 01/01/2023

to

31/12/2023

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	22a Landstrom Qdrnt KILSYTH 3137	\$940,000	14/09/2023
2	65a Timms Av KILSYTH 3137	\$890,000	22/02/2024
3	37 Lionel Cr CROYDON 3136	\$875,000	19/09/2023

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:

27/02/2024 15:10



Year ending December 2023: \$900,000

A photograph of a modern, single-story brick house with a large, dark grey garage door. The house features a combination of red and light-colored bricks. A paved driveway leads to the garage. The house is surrounded by greenery, including trees and shrubs. The sky is blue with some clouds. A small logo for 'BARRY HART' is visible in the bottom right corner.

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