

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

4/12 Vinter Avenue, Croydon Vic 3136

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$655,300

Property Type Unit

Suburb Croydon

Period - From 01/04/2023

to 31/03/2024

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	1 School Wlk CROYDON SOUTH 3136	\$900,000	22/02/2024
2	36a Belmont Rd.W CROYDON SOUTH 3136	\$885,000	21/03/2024
3	58 Vinter Av CROYDON 3136	\$870,000	09/12/2023

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:

28/05/2024 13:01

4/12 Vinter Avenue, Croydon Vic 3136



Carl Payne

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Indicative Selling Price

\$850,000 - \$900,000

Median Unit Price

Year ending March 2024: \$655,300



3 2 2

Property Type: Unit

Land Size: 452 sqm approx

Agent Comments

Comparable Properties



1 School Wk CROYDON SOUTH 3136 (REI/VG) **Agent Comments**

3 2 2

Larger allotment, Carport over garage, Not renovated to the same standard

Price: \$900,000

Method: Sold Before Auction

Date: 22/02/2024

Property Type: House (Res)

Land Size: 643 sqm approx



36a Belmont Rd.W CROYDON SOUTH 3136 (REI/VG)

Agent Comments

3 2 2

Similar size home, laminate benchtops, basic finishes

Price: \$885,000

Method: Private Sale

Date: 21/03/2024

Property Type: House

Land Size: 462 sqm approx

58 Vinter Av CROYDON 3136 (VG)

Agent Comments

3 - -

Brand new in a larger complex

Price: \$870,000

Method: Sale

Date: 09/12/2023

Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9735 3300



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