

## 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

1A Richards Avenue Croydon VIC 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$755,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Croydon

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

### 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 6 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

6 Elizabeth Court Ringwood East VIC 3135	\$720,000	14-Nov-20
40B Old Lilydale Road Ringwood East VIC 3135	\$746,000	20-Feb-21
13 Robinson Street Croydon VIC 3136	\$748,000	15-Dec-20

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 6 months.~~

This Statement of Information was prepared on: 10 March 2021



**6 Elizabeth Court Ringwood East VIC 3135**

 3  1  2

Sold Price

**\$720,000**

Sold Date **14-Nov-20**

Distance **1.36km**



**40B Old Lilydale Road Ringwood East VIC 3135**

 3  1  2

Sold Price

<sup>RS</sup> **\$746,000**

Sold Date **20-Feb-21**

Distance **1.18km**



**13 Robinson Street Croydon VIC 3136**

 3  1  2

Sold Price

**\$748,000**

Sold Date **15-Dec-20**

Distance **1.15km**

RS = Recent sale

UN = Undisclosed Sale

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