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

19 Allaware Avenue, Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	ge between \$685,000		&		\$750,000			
Median sale p	rice							
Median price	\$807,500	Pro	operty Type	Hou	se		Suburb	Croydon
Period - From	01/10/2020	to	31/12/2020		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	57b Pascoe Av CROYDON 3136	\$740,000	04/11/2020
2	45 Geoffrey Dr KILSYTH 3137	\$680,000	26/02/2021
3	1 Ray St CROYDON 3136	\$667,100	19/01/2021

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:

16/03/2021 12:50









Property Type: House (Res) **Land Size:** 415 sqm approx Agent Comments Indicative Selling Price \$685,000 - \$750,000 Median House Price December quarter 2020: \$807,500

Comparable Properties

57b Pascoe Av CROYDON 3136 (REI) 3 2	Agent Comments
Price: \$740,000 Method: Private Sale Date: 04/11/2020 Property Type: House Land Size: 583 sqm approx	
45 Geoffrey Dr KILSYTH 3137 (REI)	Agent Comments
Price: \$680,000 Method: Sold Before Auction Date: 26/02/2021 Property Type: House (Res) Land Size: 429 sqm approx	
1 Ray St CROYDON 3136 (REI)	Agent Comments
Price: \$667,100 Method: Private Sale Date: 19/01/2021	

Property Type: House (Res)

Account - Philip Webb





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.