

# 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 46a Taronga Crescent, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$680,000 & \$720,000

### Median sale price

Median price \$861,000 Property type House Suburb Croydon

Period - From 01/01/2021 to 31/03/2021 Source REIV

### Comparable property sales

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
40a Taronga Crescent, Croydon Vic 3136	\$772,500	10/11/2020
1a Ray Street, Croydon Vic 3136	\$667,100	22/12/2020
20 Lomond Avenue, Kilsyth Vic 3137	\$699,000	02/03/2021

This Statement of Information was prepared on: 23-04-2021