

# 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

4/9 Fortuna 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)

Range between \$460,000 & \$500,000

### Median sale price

Median price \$807,500 Property Type House Suburb Croydon

Period - From 01/10/2020 to 31/12/2020 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	26/35-43 Kent Av CROYDON 3136	\$485,000	27/11/2020
2	3/14 Tintern Av BAYSWATER NORTH 3153	\$470,000	29/12/2020
3	2/6 Stirling Rd CROYDON 3136	\$460,328	17/03/2021

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:

27/03/2021 09:16



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**Rooms:** 5  
**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$460,000 - \$500,000  
**Median House Price**  
December quarter 2020: \$807,500

## Comparable Properties



**26/35-43 Kent Av CROYDON 3136 (REI)**

**Agent Comments**

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**Price:** \$485,000  
**Method:** Private Sale  
**Date:** 27/11/2020  
**Property Type:** Unit



**3/14 Tintern Av BAYSWATER NORTH 3153 (REI/VG)**

**Agent Comments**

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**Price:** \$470,000  
**Method:** Private Sale  
**Date:** 29/12/2020  
**Property Type:** House  
**Land Size:** 168 sqm approx



**2/6 Stirling Rd CROYDON 3136 (REI)**

**Agent Comments**

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**Price:** \$460,328  
**Method:** Private Sale  
**Date:** 17/03/2021  
**Property Type:** Unit