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									
Range betweer	ange between \$460,000		&		\$500,000				
Median sale price									
Median price	\$807,500	Pro	Property Type		House		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.

Ade	dress 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









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) 2 1 1 1 Price: \$485,000 Method: Private Sale Date: 27/11/2020 Property Type: Unit	Agent Comments
EPPPerfectionals	3/14 Tintern Av BAYSWATER NORTH 3153 (REI/VG) 2 1 1 1 1 Price: \$470,000 Method: Private Sale Date: 29/12/2020 Property Type: House Land Size: 168 sqm approx	Agent Comments
	2/6 Stirling Rd CROYDON 3136 (REI) 2 1 1 1 Price: \$460,328 Method: Private Sale Date: 17/03/2021 Property Type: Unit	Agent Comments

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.