

# 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 4/12 Ryland 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 \$570,000 & \$610,000

### Median sale price

Median price \$600,000 Property type Unit Suburb Croydon

Period - From 01/01/2020 to 31/03/2020 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 |
|--------------------------------------------|-----------|--------------|
| 8/40-44 Lusher Park Road, Croydon Vic 3136 | \$570,000 | 27/03/2020   |
| 3/22 Kitchener Road, Croydon Vic 3136      | \$560,000 | 27/03/2020   |
| 2/37 Ainslie Park Avenue, Croydon Vic 3136 | \$620,000 | 17/05/2020   |

This Statement of Information was prepared on: 02-06-2020