

# 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

43 Homer Avenue, Croydon South 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

\$1,080,000

&

\$1,185,000

### Median sale price

Median price

\$862,750

Property Type

House

Suburb

Croydon South

Period - From

01/10/2020

to

30/09/2021

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.

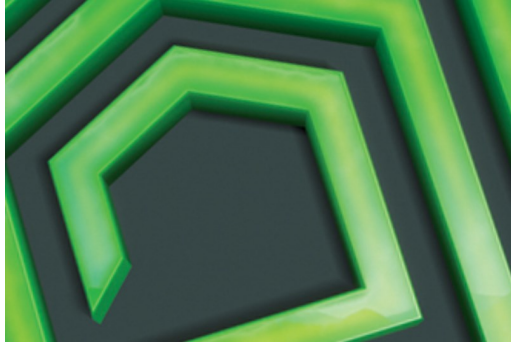
	Address of comparable property	Price	Date of sale
1	35 Thurleigh Av CROYDON SOUTH 3136	\$1,155,511	05/11/2021
2	21 Yvonne Av CROYDON SOUTH 3136	\$1,100,000	25/09/2021
3	18 Valley Ct CROYDON SOUTH 3136	\$1,080,000	11/11/2021

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:

09/12/2021 16:08



 4  2  1

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 862 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,080,000 - \$1,185,000

**Median House Price**

Year ending September 2021: \$862,750

## Comparable Properties



**35 Thurleigh Av CROYDON SOUTH 3136 (REI)** Agent Comments

 4  2  5

**Price:** \$1,155,511

**Method:** Private Sale

**Date:** 05/11/2021

**Property Type:** House

**Land Size:** 866 sqm approx



**21 Yvonne Av CROYDON SOUTH 3136 (REI)** Agent Comments

 4  2  2

**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 25/09/2021

**Property Type:** House

**Land Size:** 991 sqm approx



**18 Valley Ct CROYDON SOUTH 3136 (REI)** Agent Comments

 4  2  2

**Price:** \$1,080,000

**Method:** Sold Before Auction

**Date:** 11/11/2021

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 544 sqm approx

Account - Philip Webb