

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

11 Nuraylia Avenue, Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$850,000

&

\$890,000

Median sale price

Median price \$809,000

Property Type House

Suburb Croydon

Period - From 01/07/2022

to

30/09/2022

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	8 Briarwood Ct CROYDON 3136	\$880,000	07/06/2022
2	14 Mandowie Cr CROYDON 3136	\$880,000	30/05/2022
3	5 Warruga Ct CROYDON 3136	\$860,555	07/07/2022

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:

18/10/2022 14:57



Rooms: 9

Property Type: House (Res)

Land Size: 877.663 sqm approx

Agent Comments

Comparable Properties



8 Briarwood Ct CROYDON 3136 (REI/VG)

Agent Comments



Price: \$880,000

Method: Sold Before Auction

Date: 07/06/2022

Property Type: House (Res)

Land Size: 524 sqm approx

14 Mandowie Cr CROYDON 3136 (VG)

Agent Comments



Price: \$880,000

Method: Sale

Date: 30/05/2022

Property Type: House (Res)

Land Size: 874 sqm approx



5 Warruga Ct CROYDON 3136 (REI/VG)

Agent Comments



Price: \$860,555

Method: Private Sale

Date: 07/07/2022

Property Type: House

Land Size: 899 sqm approx