

# 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 22 Glen Avenue, Croydon VIC 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range Between \$1,320,000 & \$1,420,000

### Median sale price

Median price \$1,106,000

Property type House

Suburb Croydon

Period - From 01/04/2023

to

30/06/2023

Source REIV

### Comparable property sales

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
56 Strathfield Parade, Croydon, VIC 3136	\$1,364,000	29/7/2023
2A Glen Avenue, Croydon, VIC 3136	\$1,415,000	1/9/2023
8-10 Kenmare Avenue, Croydon, VIC 3136	\$1,440,000	06/08/2022

This Statement of Information was prepared on:

02/10/2023