

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

19a Clegg Avenue, Croydon Vic 3136

Indicative selling price

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

Range between \$890,000

&

\$940,000

Median sale price

Median price \$976,000

Property Type House

Suburb Croydon

Period - From 01/10/2021

to 31/12/2021

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	13 Mount View St CROYDON 3136	\$917,000	09/12/2021
2	23A Yarra Rd CROYDON 3136	\$910,500	24/02/2022
3	5/6-8 Faull Cl CROYDON NORTH 3136	\$900,000	04/03/2022

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:

05/04/2022 16:48



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$890,000 - \$940,000
Median House Price
December quarter 2021: \$976,000

Comparable Properties



13 Mount View St CROYDON 3136 (REI/VG)

Agent Comments



Price: \$917,000
Method: Private Sale
Date: 09/12/2021
Property Type: House
Land Size: 531 sqm approx



23A Yarra Rd CROYDON 3136 (REI)

Agent Comments



Price: \$910,500
Method: Private Sale
Date: 24/02/2022
Property Type: House
Land Size: 460 sqm approx



5/6-8 Fauli CI CROYDON NORTH 3136 (REI)

Agent Comments



Price: \$900,000
Method: Private Sale
Date: 04/03/2022
Property Type: House
Land Size: 413 sqm approx

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122