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

2/10 Ryland Avenue, Croydon Vic 3136

Indicative selling price

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

Range between $790,000 & $830,000

Median sale price

Median price	$591,750	Property Type	Unit	Suburb	Croydon	
Period - From	17/11/2019	to	16/11/2020	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	1/132 Mt Dandenong Rd RINGWOOD EAST 3135	$820,000	10/07/2020
2	2/14 Lusher Rd CROYDON 3136	$805,000	25/07/2020
3	3/31 Plumer St CROYDON 3136	$800,000	26/08/2020

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: 17/11/2020 11:19

CONSUMER AFFAIRS VICTORIA

2/10 Ryland Avenue, Croydon Vic 3136

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Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$790,000 - $830,000
Median Unit Price
17/11/2019 - 16/11/2020: $591,750

Comparable Properties

1/132 Mt Dandenong Rd RINGWOOD EAST 3135 (REI)

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Price: $820,000
Method: Private Sale
Date: 10/07/2020
Property Type: House

Agent Comments

2/14 Lusher Rd CROYDON 3136 (VG)

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Price: $805,000
Method: Sale
Date: 25/07/2020
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

3/31 Plumer St CROYDON 3136 (VG)

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Price: $800,000
Method: Sale
Date: 26/08/2020
Property Type: Flat/Unit/Apartment (Res)

Agent Comments