

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

2/10 Ryland Avenue, Croydon Vic 3136



3 2 2

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)**

Agent Comments

3 2 2

Price: \$820,000

Method: Private Sale

Date: 10/07/2020

Property Type: House

2/14 Lusher Rd CROYDON 3136 (VG)

Agent Comments

3 - -

Price: \$805,000

Method: Sale

Date: 25/07/2020

Property Type: Flat/Unit/Apartment (Res)

3/31 Plumer St CROYDON 3136 (VG)

Agent Comments

3 - -

Price: \$800,000

Method: Sale

Date: 26/08/2020

Property Type: Flat/Unit/Apartment (Res)

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.