Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	2/10 Ryland Avenue, Croydon Vic 3136
Including suburb and	
postcode	

Indicative selling price

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

Range between \$790,000 &	\$830,000
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Median sale price

Median price	\$591,750	Pro	perty Type U	nit		Suburb	Croydon
Period - From	17/11/2019	to	16/11/2020	Sc	ource	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

Add	dress 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 comparableproperties 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











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)

-3



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

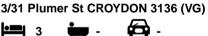
2/14 Lusher Rd CROYDON 3136 (VG)







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





Price: \$800,000 Method: Sale Date: 26/08/2020

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Agent Comments

Agent Comments

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



