

# 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

7/50 Kent Avenue, Croydon Vic 3136

### Indicative selling price

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

Range between \$850,000 & \$900,000

### Median sale price

Median price \$755,000 Property Type House Suburb Croydon

Period - From 01/10/2019 to 30/09/2020 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	1/31 Plumer St CROYDON 3136	\$885,000	14/07/2020
2	32a Lindisfarne Av CROYDON 3136	\$845,150	03/07/2020
3			

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: 10/12/2020 14:17

Brent Earney

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**Indicative Selling Price**

\$850,000 - \$900,000

**Median House Price**

Year ending September 2020: \$755,000



**Property Type:** House (New - Detached)

Agent Comments

## Comparable Properties

1/31 Plumer St CROYDON 3136 (REI/VG)

Agent Comments



**Price:** \$885,000

**Method:** Sale by Tender

**Date:** 14/07/2020

**Property Type:** Townhouse (Single)



32a Lindisfarne Av CROYDON 3136 (REI/VG)

Agent Comments



**Price:** \$845,150

**Method:** Private Sale

**Date:** 03/07/2020

**Property Type:** House

**Land Size:** 589 sqm approx

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.