

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

10 Yvonne Avenue, Croydon South Vic 3136

Indicative selling price

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

Range between \$670,000

&

\$735,000

Median sale price

Median price \$741,500

House

X

Unit

Suburb

Croydon South

Period - From 01/04/2018

to

31/03/2019

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	56 Bayswater Rd CROYDON 3136	\$740,000	25/05/2019
2	36 Gracedale Av RINGWOOD EAST 3135	\$729,000	25/05/2019
3	226 Bayswater Rd BAYSWATER NORTH 3153	\$670,000	14/03/2019

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$670,000 - \$735,000
Median House Price
Year ending March 2019: \$741,500

Comparable Properties



56 Bayswater Rd CROYDON 3136 (REI)

Agent Comments



Price: \$740,000
Method: Auction Sale
Date: 25/05/2019
Rooms: 6
Property Type: House (Res)



36 Gracedale Av RINGWOOD EAST 3135 (REI)

Agent Comments



Price: \$729,000
Method: Auction Sale
Date: 25/05/2019
Rooms: 4
Property Type: House (Res)
Land Size: 888 sqm approx



226 Bayswater Rd BAYSWATER NORTH 3153 (REI/VG)

Agent Comments



Price: \$670,000
Method: Private Sale
Date: 14/03/2019
Rooms: 4
Property Type: House (Res)
Land Size: 919 sqm approx