

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

18 Jarvis Avenue, Croydon Vic 3136

Indicative selling price

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

Range between \$650,000 & \$715,000

Median sale price

Median price \$915,665 Property Type House Suburb Croydon

Period - From 01/01/2021 to 31/12/2021 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	9 Macmillan St MOOROOLBARK 3138	\$701,000	17/12/2021
2	121 Cambridge Rd MOOROOLBARK 3138	\$700,000	09/11/2021
3	21 Grierson Dr KILSYTH 3137	\$697,000	07/10/2021

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:

25/01/2022 13:47



3 2 1

Rooms: 5

Property Type: Unit

Land Size: 429 sqm approx

Agent Comments

Comparable Properties



9 Macmillan St MOOROOLBARK 3138 (REI)

Agent Comments

3 1 2

Price: \$701,000

Method: Private Sale

Date: 17/12/2021

Property Type: House

Land Size: 318 sqm approx



121 Cambridge Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 1 2

Price: \$700,000

Method: Private Sale

Date: 09/11/2021

Property Type: House

Land Size: 375 sqm approx



21 Grierson Dr KILSYTH 3137 (REI/VG)

Agent Comments

3 1 1

Price: \$697,000

Method: Private Sale

Date: 07/10/2021

Property Type: House

Land Size: 361 sqm approx