Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address | 18 Jarvis Avenue, Croydon Vic 3136

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$650,000		&		\$715,000			
Median sale pi	rice							
Median price	\$915,665	Pro	operty Type	Hous	se		Suburb	Croydon
Period - From	01/01/2021	to	31/12/2021		So	urce	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.

Add	dress 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



18 Jarvis Avenue, Croydon Vic 3136

McGrath





Rooms: 5 Property Type: Unit Land Size: 429 sqm approx Agent Comments JM Lim 03 9889 8800 0476 784 585 joominglim@mcgrath.com.au

Indicative Selling Price \$650,000 - \$715,000 Median House Price Year ending December 2021: \$915,665

Comparable Properties



Agent Comments

Agent Comments



121 Cambridge Rd MOOROOLBARK 3138 (REI/VG) 3
1
2

Price: \$700,000 Method: Private Sale Date: 09/11/2021 Property Type: House Land Size: 375 sqm approx

Price: \$701,000 Method: Private Sale Date: 17/12/2021 Property Type: House Land Size: 318 sqm approx

21 Grierson Dr KILSYTH 3137 (REI/VG)



Agent Comments

Price: \$697,000 Method: Private Sale Date: 07/10/2021 Property Type: House Land Size: 361 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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