

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

29 Clegg Avenue, Croydon Vic 3136

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$809,000 Property Type House Suburb Croydon

Period - From 01/07/2022 to 30/09/2022 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	163 Maroondah Hwy CROYDON 3136	\$870,000	07/07/2022
2	166 Maroondah Hwy CROYDON 3136	\$860,000	23/06/2022
3	13 Melton Gr CROYDON 3136	\$820,000	03/08/2022

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:

23/11/2022 10:11



Property Type:

Land Size: 1001 sqm approx

Agent Comments

Comparable Properties



163 Maroondah Hwy CROYDON 3136 (REI/VG) **Agent Comments**



Price: \$870,000

Method: Private Sale

Date: 07/07/2022

Property Type: House

Land Size: 863 sqm approx



166 Maroondah Hwy CROYDON 3136 (REI) **Agent Comments**



Price: \$860,000

Method: Private Sale

Date: 23/06/2022

Property Type: House (Res)

Land Size: 819 sqm approx

13 Melton Gr CROYDON 3136 (VG)

Agent Comments



Price: \$820,000

Method: Sale

Date: 03/08/2022

Property Type: House (Res)

Land Size: 864 sqm approx