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

3/33 Jarvis Avenue, Croydon Vic 3136

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betweer	\$640,000		&		\$695,000			
Median sale p	rice							
Median price	\$660,000	Pro	operty Type	Unit			Suburb	Croydon
Period - From	01/04/2021	to	31/03/2022		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.

Ado	dress of comparable property	Price	Date of sale
1	3/62 Colchester Rd KILSYTH 3137	\$670,000	11/02/2022
2	15 Venetian Ct CROYDON 3136	\$650,000	03/03/2022
3	3/44 Sherlock Rd CROYDON 3136	\$643,000	14/05/2022

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:

16/06/2022 12:49









Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$640,000 - \$695,000 Median Unit Price Year ending March 2022: \$660,000

Comparable Properties



3/62 Colchester Rd KILSYTH 3137 (REI/VG)



Price: \$670,000 Method: Private Sale Date: 11/02/2022 Property Type: Unit Land Size: 235 sqm approx

15 Venetian Ct CROYDON 3136 (REI/VG)

Agent Comments

Agent Comments



Price: \$650,000 Method: Private Sale Date: 03/03/2022 Property Type: House Land Size: 500 sqm approx

3/44 Sherlock Rd CROYDON 3136 (REI)



Agent Comments



Price: \$643,000 Method: Private Sale Date: 14/05/2022 Property Type: Unit Land Size: 234 sqm approx

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454

propertydata



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