

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

1/17 Vinter Avenue, Croydon Vic 3136

Indicative selling price

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

Range between

\$730,000

&

\$795,000

Median sale price

Median price

\$913,000

Property Type

House

Suburb

Croydon

Period - From

01/04/2024

to

31/03/2025

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 | 23a Thurleigh Av CROYDON SOUTH 3136 | \$830,000 | 30/01/2025 |
| 2 | 2/16 Central Av BAYSWATER NORTH 3153 | \$800,000 | 25/11/2024 |
| 3 | | | |

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:

13/05/2025 18:50



3 1 2

Property Type: Unit
Land Size: 416 sqm approx
Agent Comments

Indicative Selling Price
\$730,000 - \$795,000
Median House Price
Year ending March 2025: \$913,000

Comparable Properties

23a Thurleigh Av CROYDON SOUTH 3136 (VG)

Agent Comments

3 - -

Price: \$830,000
Method: Sale
Date: 30/01/2025
Property Type: Flat/Unit/Apartment (Res)



2/16 Central Av BAYSWATER NORTH 3153 (REI/VG)

Agent Comments

3 2 2

Price: \$800,000
Method: Private Sale
Date: 25/11/2024
Property Type: Unit

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.