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	2/3 Timms Avenue, Croydon Vic 3136

Indicative selling price

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

Range between $590,000 & $640,000

Median sale price

Median price $650,000 Property Type Unit Suburb Croydon

Period - From 10/01/2021 to 09/01/2022 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	2/7 Russo Pl KILSYTH 3137	$640,000	05/08/2021
2	6/102-108 Croydon Rd CROYDON 3136	$635,000	14/10/2021
3	2/24 Sherlock Rd CROYDON 3136	$622,000	14/12/2021

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: 10/01/2022 11:09

2/3 Timms Avenue, Croydon Vic 3136

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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$590,000 - $640,000
Median Unit Price
10/01/2021 - 09/01/2022: $650,000

Comparable Properties



2/7 Russo Pl KILSYTH 3137 (REI/VG)

2 1 1

Agent Comments

Price: $640,000
Method: Private Sale
Date: 05/08/2021
Property Type: Unit
Land Size: 241 sqm approx



6/102-108 Croydon Rd CROYDON 3136 (REI)

2 1 1

Agent Comments

Price: $635,000
Method: Private Sale
Date: 14/10/2021
Property Type: Unit



2/24 Sherlock Rd CROYDON 3136 (REI)

2 1 1

Agent Comments

Price: $622,000
Method: Private Sale
Date: 14/12/2021
Property Type: Unit

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