## 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		58 Alto Avenue, Croydon Vic 3136											
Indicative selling price													
For the meaning of this price see consumer.vic.gov.au/underquoting													
Range between \$720,0			000		&		\$790,000						
Median sale price													
Median pri	Median price \$789,950		0	Pro	operty Type	Vaca	nt land		Suburb	Croydon			
Period - From 19/11/		19/11/2	024	to	18/11/2025	5	S	ource	Proper	ty Data			
Comparable property sales (*Delete A or B below as applicable)													
mon	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										rice		Date of sale	
1													
2													
3													
OR													
					epresentativ wo kilometre								
	This Statement of Information was prepared on:											- 10.FO	













Property Type: Land Land Size: 1800 sqm approx

**Agent Comments** 

Indicative Selling Price \$720,000 - \$790,000 Median Land Price 19/11/2024 - 18/11/2025: \$789,950

## Comparable Properties

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.

**Account** - Woodards | P: 0390563899



