

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 15 Glen Avenue, Croydon Vic 3136

Indicative selling price

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

Range between \$870,000 & \$950,000

Median sale price

Median price \$811,750 House X Unit Suburb Croydon

Period - From 01/07/2017 to 30/06/2018 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	81 Richardson Rd CROYDON NORTH 3136	\$980,000	30/04/2018
2	328 Mt Dandenong Rd CROYDON 3136	\$895,000	11/05/2018
3	31 Sevenoaks Av CROYDON 3136	\$875,000	26/04/2018

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.



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Rooms:
Property Type: House
Land Size: 1743 sqm approx
Agent Comments

Indicative Selling Price
\$870,000 - \$950,000
Median House Price
Year ending June 2018: \$811,750

Comparable Properties



81 Richardson Rd CROYDON NORTH 3136 (REI/VG) Agent Comments

- - -

Price: \$980,000
Method: Private Sale
Date: 30/04/2018
Rooms: -
Property Type: Land
Land Size: 2001 sqm approx



328 Mt Dandenong Rd CROYDON 3136 (REI) Agent Comments

3 1 2

Price: \$895,000
Method: Private Sale
Date: 11/05/2018
Rooms: 4
Property Type: House
Land Size: 1216 sqm approx



31 Sevenoaks Av CROYDON 3136 (REI/VG) Agent Comments

3 1 2

Price: \$875,000
Method: Private Sale
Date: 26/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 1040 sqm approx