

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

1/3 Elmore Avenue, Croydon Vic 3136

Indicative selling price

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

Range between \$595,000 & \$650,000

Median sale price

Median price \$627,250 Property Type Unit Suburb Croydon

Period - From 02/09/2020 to 01/09/2021 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	2a Springfield Av CROYDON 3136	\$650,000	08/07/2021
2	3/20 Kitchener Rd CROYDON 3136	\$630,000	29/08/2021
3	18 Primary St MOOROOLBARK 3138	\$596,000	12/05/2021

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:

02/09/2021 09:23



Property Type: House (Previously Occupied - Detached)
Agent Comments

Indicative Selling Price
\$595,000 - \$650,000
Median Unit Price
02/09/2020 - 01/09/2021: \$627,250

Comparable Properties



2a Springfield Av CROYDON 3136 (REI)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 08/07/2021
Property Type: House
Land Size: 285 sqm approx



3/20 Kitchener Rd CROYDON 3136 (REI)

Agent Comments



Price: \$630,000
Method: Private Sale
Date: 29/08/2021
Property Type: Unit



18 Primary St MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$596,000
Method: Private Sale
Date: 12/05/2021
Property Type: House

Account - Philip Webb