

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 Richards Avenue, Croydon Vic 3136

Indicative selling price

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

Range between \$690,000 & \$730,000

Median sale price

Median price \$591,750 Property Type Unit Suburb Croydon

Period - From 17/11/2019 to 16/11/2020 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 Midhurst Rd CROYDON 3136	\$712,550	30/10/2020
2	2/17-19 Beaufort Rd CROYDON 3136	\$695,000	24/07/2020
3	2/4 Maggs St CROYDON 3136	\$685,000	16/06/2020

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: 17/11/2020 11:10

1/3 Richards Avenue, Croydon Vic 3136



 3  2  2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$690,000 - \$730,000

Median Unit Price

17/11/2019 - 16/11/2020: \$591,750

Comparable Properties



2/7 Midhurst Rd CROYDON 3136 (REI)

Agent Comments

 3  1  2

Price: \$712,550

Method: Private Sale

Date: 30/10/2020

Property Type: House (Res)

Land Size: 460 sqm approx



2/17-19 Beaufort Rd CROYDON 3136 (VG)

Agent Comments

 3  -  -

Price: \$695,000

Method: Sale

Date: 24/07/2020

Property Type: Flat/Unit/Apartment (Res)



2/4 Maggs St CROYDON 3136 (REI/VG)

Agent Comments

 3  2  1

Price: \$685,000

Method: Private Sale

Date: 16/06/2020

Rooms: 6

Property Type: House

Land Size: 460 sqm approx

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.