

# 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

13 Bartlett Avenue, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000 & \$1,150,000

### Median sale price

Median price \$960,000 Property Type House Suburb Croydon

Period - From 01/01/2024 to 31/03/2024 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	13 Glamis Ct CROYDON 3136	\$1,100,000	23/03/2024
2	3 Cheeseman St CROYDON 3136	\$1,166,000	03/02/2024
3	39 Bambra St CROYDON 3136	\$1,089,000	31/12/2023

**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:

29/04/2024 16:13



**Property Type:** House  
**Land Size:** 921 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median House Price**

March quarter 2024: \$960,000

## Comparable Properties



**13 Glamis Ct CROYDON 3136 (REI)**

**Agent Comments**



**Price:** \$1,100,000  
**Method:** Auction Sale  
**Date:** 23/03/2024  
**Property Type:** House (Res)  
**Land Size:** 1100 sqm approx



**3 Cheeseman St CROYDON 3136 (REI)**

**Agent Comments**



**Price:** \$1,166,000  
**Method:** Auction Sale  
**Date:** 03/02/2024  
**Property Type:** House (Res)  
**Land Size:** 836 sqm approx



**39 Bambra St CROYDON 3136 (REI/VG)**

**Agent Comments**



**Price:** \$1,089,000  
**Method:** Private Sale  
**Date:** 31/12/2023  
**Property Type:** House  
**Land Size:** 862 sqm approx