

# 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

16 Ryland 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)

Single price

\$1,200,000

### Median sale price

Median price

\$881,000

Property Type

House

Suburb

Croydon

Period - From

01/07/2023

to

30/09/2023

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 | 29 Woodland Av CROYDON 3136    | \$1,200,000 | 21/06/2023   |
| 2 | 30 Ross Rd CROYDON 3136        | \$1,200,000 | 08/08/2023   |
| 3 | 19 Kemps St RINGWOOD EAST 3135 | \$1,160,000 | 24/08/2023   |

**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:

20/10/2023 15:37



**Property Type:**  
**Agent Comments**

## Comparable Properties



**29 Woodland Av CROYDON 3136 (REI/VG)**

**Agent Comments**



**Price:** \$1,200,000  
**Method:** Sold Before Auction  
**Date:** 21/06/2023  
**Property Type:** House (Res)  
**Land Size:** 1435 sqm approx

**30 Ross Rd CROYDON 3136 (REI)**

**Agent Comments**



**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 08/08/2023  
**Property Type:** House (Res)



**19 Kemps St RINGWOOD EAST 3135 (REI)**

**Agent Comments**



**Price:** \$1,160,000  
**Method:** Sold Before Auction  
**Date:** 24/08/2023  
**Property Type:** House (Res)  
**Land Size:** 1022 sqm approx

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