

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

19 Sevenoaks Avenue, Croydon Vic 3136

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$906,000 Property Type House Suburb Croydon

Period - From 01/10/2023 to 31/12/2023 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	6 Kingsbridge Ct CROYDON HILLS 3136	\$1,200,000	01/12/2023
2	21 Tadjji Cl CROYDON NORTH 3136	\$1,200,000	29/08/2023
3	75 Kalinda Rd RINGWOOD 3134	\$1,200,000	01/12/2023

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:

09/02/2024 14:10

19 Sevenoaks Avenue, Croydon Vic 3136



 5  2  2

Property Type: House
Land Size: 1005 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
December quarter 2023: \$906,000

Comparable Properties



6 Kingsbridge Ct CROYDON HILLS 3136 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,200,000
Method: Private Sale
Date: 01/12/2023
Property Type: House
Land Size: 844 sqm approx



21 Tadjji CI CROYDON NORTH 3136 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,200,000
Method: Private Sale
Date: 29/08/2023
Property Type: House (Res)
Land Size: 815 sqm approx



75 Kalinda Rd RINGWOOD 3134 (REI)

Agent Comments

 4  2  2

Price: \$1,200,000
Method: Private Sale
Date: 01/12/2023
Property Type: House
Land Size: 789 sqm approx

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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