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

2 Timms Avenue, Croydon Vic 3136

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	n \$580,000		&		\$630,000			
Median sale p	rice							
Median price	\$881,000	Pro	operty Type	Hou	ISE		Suburb	Croydon
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	7 Churchill Way KILSYTH 3137	\$596,000	09/09/2023
2	1/33 Jarvis Av CROYDON 3136	\$682,000	09/05/2023
3	52A Surrey Rd.E CROYDON 3136	\$615,000	31/08/2023

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:

17/10/2023 14:31









Property Type: House Land Size: 614 sqm approx Agent Comments

Indicative Selling Price \$580,000 - \$630,000 Median House Price September quarter 2023: \$881,000

Comparable Properties

7 Churchill Way KILSYTH 3137 (REI)



Price: \$596,000 Method: Date: 09/09/2023 Property Type: House Agent Comments

1/33 Jarvis Av CROYDON 3136 (REI/VG)

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Agent Comments





Property Type: House Land Size: 480 sqm approx 52A Surrey Rd.E CROYDON 3136 (REI)

Price: \$682,000 Method: Private Sale Date: 09/05/2023

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Agent Comments



Price: \$615.000 Method: Private Sale Date: 31/08/2023 Property Type: House Land Size: 491 sqm approx

Account - Barry Plant | P: 03 9842 8888



propertydata

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