

## 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

24 BARCLAY 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$870,000

&

\$940,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Croydon

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

### 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 6 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

|   |           |           |
|---|-----------|-----------|
| 5 SUNRAY COURT CROYDON VIC 3136           | \$882,000 | 04-Jun-24 |
| 42 PASCOE AVENUE CROYDON VIC 3136         | \$930,786 | 04-May-24 |
| 8 JONATHAN CLOSE BAYSWATER NORTH VIC 3153 | \$890,000 | 11-Apr-24 |

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 6 months.~~

This Statement of Information was prepared on: 09 July 2024



## 5 SUNRAY COURT CROYDON VIC 3136

4 2 2

Sold Price <sup>RS</sup> **\$882,000** <sup>UN</sup> Sold Date **04-Jun-24**

Distance **0.93km**



## 42 PASCOE AVENUE CROYDON VIC 3136

4 2 2

Sold Price <sup>RS</sup> **\$930,786** Sold Date **04-May-24**

Distance **1.7km**



## 8 JONATHAN CLOSE BAYSWATER NORTH VIC 3153

4 2 2

Sold Price **\$890,000** Sold Date **11-Apr-24**

Distance **1.82km**

RS = Recent sale      UN = Undisclosed Sale

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