

# 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 Homer Avenue, Croydon South 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 \$820,000 & \$880,000

### Median sale price

Median price \$900,000 Property Type House Suburb Croydon South

Period - From 01/01/2023 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	21 Frederick St CROYDON 3136	\$875,000	03/10/2023
2	11 Mirang Av CROYDON 3136	\$827,500	07/10/2023
3	39 Thomas St CROYDON SOUTH 3136	\$818,000	18/11/2023

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: 08/02/2024 12:54



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**Property Type:** House  
**Land Size:** 861 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$820,000 - \$880,000  
**Median House Price**  
Year ending December 2023: \$900,000

## Comparable Properties



**21 Frederick St CROYDON 3136 (REI/VG)**

**Agent Comments**

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**Price:** \$875,000  
**Method:** Private Sale  
**Date:** 03/10/2023  
**Property Type:** House  
**Land Size:** 894 sqm approx



**11 Mirang Av CROYDON 3136 (REI/VG)**

**Agent Comments**

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**Price:** \$827,500  
**Method:** Sold Before Auction  
**Date:** 07/10/2023  
**Property Type:** House (Res)  
**Land Size:** 860 sqm approx



**39 Thomas St CROYDON SOUTH 3136 (REI/VG)**

**Agent Comments**

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**Price:** \$818,000  
**Method:** Auction Sale  
**Date:** 18/11/2023  
**Property Type:** House (Res)  
**Land Size:** 864 sqm approx