

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 Woodland Avenue, Croydon Vic 3136

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price \$900,750 Property Type House Suburb Croydon

Period - From 01/04/2023 to 30/06/2023 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	6a Edith Av CROYDON 3136	\$787,000	04/07/2023
2	27 William Rd CROYDON 3136	\$762,300	18/08/2023
3			

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: 13/09/2023 12:34



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Property Type: House

Land Size: 324 sqm approx

Agent Comments

Indicative Selling Price

\$690,000 - \$750,000

Median House Price

June quarter 2023: \$900,750

Comparable Properties



6a Edith Av CROYDON 3136 (REI/VG)

Agent Comments

3 1 2

Price: \$787,000

Method: Private Sale

Date: 04/07/2023

Property Type: House (Res)

Land Size: 457 sqm approx



27 William Rd CROYDON 3136 (REI)

Agent Comments

2 1 1

Price: \$762,300

Method: Private Sale

Date: 18/08/2023

Property Type: House

Land Size: 302 sqm approx

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.

Account - Jellis Craig | P: (03) 9908 5700