

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

27 Broughton Avenue, Croydon Vic 3136

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$887,500 Property Type House Suburb Croydon

Period - From 01/10/2022 to 30/09/2023 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	24 Woodland Av CROYDON 3136	\$793,000	13/10/2023
2	6a Edith Av CROYDON 3136	\$787,000	04/07/2023
3	10 Hunter St CROYDON 3136	\$751,000	27/09/2023

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:

04/12/2023 13:52



Property Type: House

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median House Price

Year ending September 2023: \$887,500

Comparable Properties



24 Woodland Av CROYDON 3136 (REI)

Agent Comments



Price: \$793,000

Method: Sold Before Auction

Date: 13/10/2023

Property Type: House (Res)

Land Size: 325 sqm approx



6a Edith Av CROYDON 3136 (REI/VG)

Agent Comments



Price: \$787,000

Method: Private Sale

Date: 04/07/2023

Property Type: House (Res)

Land Size: 457 sqm approx



10 Hunter St CROYDON 3136 (REI/VG)

Agent Comments



Price: \$751,000

Method: Auction Sale

Date: 27/09/2023

Property Type: House (Res)

Land Size: 422 sqm approx