

## 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

28 THE PASS 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

\$1,200,000

&

\$1,320,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$926,000

Property type

House

Suburb

Croydon

Period-from

01 Jun 2023

to

31 May 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

22 WOODLAND AVENUE CROYDON VIC 3136	\$1,263,000	01-Feb-24
10 LYNWOOD AVENUE RINGWOOD EAST VIC 3135	\$1,425,000	17-Feb-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: 12 June 2024



**22 WOODLAND AVENUE  
CROYDON VIC 3136**

4 2 2

Sold Price **\$1,263,000** Sold Date **01-Feb-24**

Distance **1.89km**



**10 LYNWOOD AVENUE  
RINGWOOD EAST VIC 3135**

4 2 2

Sold Price **\$1,425,000** Sold Date **17-Feb-24**

Distance **1.28km**

RS = Recent sale

UN = Undisclosed Sale

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