### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

# Property offered for sale

Address	37 Blazey Road, Croydon South Vic 3136
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$895,000	&	\$950,000	]
-------------------------	---	-----------	---

### Median sale price

Median price	\$950,500	Pro	perty Type	House		Suburb	Croydon South
Period - From	01/01/2024	to	31/03/2024		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

Aut	areas or comparable property	1 1100	Date of Sale
1	8a Barclay Av CROYDON 3136	\$943,000	08/03/2024
2	2 Rozelle Av RINGWOOD EAST 3135	\$910,000	11/01/2024
3	1 School Wlk CROYDON SOUTH 3136	\$900,000	22/02/2024

#### 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:	20/05/2024 19:16
--	------------------



Date of sale

Jodi Lonamore-Scott 9842 1188 0408 126 215 jlongmorescott@woodards.com.au

> **Indicative Selling Price** \$895,000 - \$950,000 **Median House Price** March quarter 2024: \$950,500





Property Type: House Land Size: 570 sqm approx

**Agent Comments** 

# Comparable Properties



8a Barclay Av CROYDON 3136 (REI)

**-**3

**i** 2

**6** 2 €

Price: \$943.000 Method: Private Sale Date: 08/03/2024 Property Type: House Land Size: 480 sqm approx **Agent Comments** 

Agent Comments



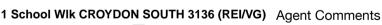
2 Rozelle Av RINGWOOD EAST 3135 (REI)

**---** 3

Price: \$910,000 Method: Private Sale

Date: 11/01/2024

Property Type: House (Res) Land Size: 671 sqm approx





Price: \$900,000

Method: Sold Before Auction

Date: 22/02/2024

Property Type: House (Res) Land Size: 643 sqm approx

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799



