

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

4/12 Vinter Avenue, Croydon Vic 3136

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$700,000 Property Type Unit Suburb Croydon

Period - From 01/10/2023 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	8a Barclay Av CROYDON 3136	\$943,000	08/03/2024
2	3/54 Holland Rd RINGWOOD EAST 3135	\$915,000	20/12/2023
3	5/12 Vinter Av CROYDON 3136	\$845,000	09/10/2023

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:

02/04/2024 10:52

4/12 Vinter Avenue, Croydon Vic 3136

BARRYPLANT

Carl Payne
0397353300
0413589800
cpayne@barryplant.com.au



3 2 2

Rooms: 4
Property Type: Unit
Land Size: 444 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$935,000
Median Unit Price
December quarter 2023: \$700,000

Comparable Properties



8a Barclay Av CROYDON 3136 (REI)

3 2 2

Price: \$943,000
Method: Private Sale
Date: 08/03/2024
Property Type: House
Land Size: 480 sqm approx

Agent Comments

Younger home. Not finished to as high a standard. Own title no body corp



3/54 Holland Rd RINGWOOD EAST 3135 (REI/VG)

3 2 2

Price: \$915,000
Method: Private Sale
Date: 20/12/2023
Property Type: Townhouse (Single)

Agent Comments

Similar type of product



5/12 Vinter Av CROYDON 3136 (REI/VG)

3 2 2

Price: \$845,000
Method: Private Sale
Date: 09/10/2023
Property Type: Unit
Land Size: 393 sqm approx

Agent Comments

Sold in original condition, same complex. Back yard not as good

Account - Barry Plant | P: 03 9735 3300



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