

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 Avoca Court, Croydon North Vic 3136

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$1,060,000 Property Type House Suburb Croydon North

Period - From 01/01/2023 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	81 Exeter Rd CROYDON NORTH 3136	\$820,000	03/11/2023
2	242 Yarra Rd CROYDON NORTH 3136	\$725,000	09/12/2023
3	27 Dixon Av CROYDON 3136	\$720,000	17/08/2023

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:

06/02/2024 13:04



Property Type: Other (All Types)

Land Size: 963 sqm approx

Agent Comments

Comparable Properties



81 Exeter Rd CROYDON NORTH 3136 (REI/VG) Agent Comments



Price: \$820,000

Method: Private Sale

Date: 03/11/2023

Property Type: House (Res)

Land Size: 700 sqm approx



242 Yarra Rd CROYDON NORTH 3136 (REI) Agent Comments



Price: \$725,000

Method: Private Sale

Date: 09/12/2023

Property Type: House

Land Size: 638 sqm approx



27 Dixon Av CROYDON 3136 (REI/VG) Agent Comments



Price: \$720,000

Method: Sold Before Auction

Date: 17/08/2023

Property Type: House (Res)

Land Size: 824 sqm approx