

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

46 Webster Avenue, Croydon Vic 3136

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$906,000

Property Type House

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	6 Bemm Ct CROYDON HILLS 3136	\$1,324,000	25/09/2023
2	8 Alto Av CROYDON 3136	\$1,260,000	07/10/2023
3	15 Mount View St CROYDON 3136	\$1,250,000	25/01/2024

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:

04/03/2024 15:06



Property Type: House

Land Size: 876 sqm approx

Agent Comments

Comparable Properties



6 Bemm Ct CROYDON HILLS 3136 (REI/VG)

Agent Comments



Price: \$1,324,000

Method: Private Sale

Date: 25/09/2023

Property Type: House (Res)

Land Size: 643 sqm approx



8 Alto Av CROYDON 3136 (REI)

Agent Comments



Price: \$1,260,000

Method: Auction Sale

Date: 07/10/2023

Property Type: House (Res)

Land Size: 1036 sqm approx



15 Mount View St CROYDON 3136 (REI)

Agent Comments



Price: \$1,250,000

Method: Private Sale

Date: 25/01/2024

Property Type: House