## 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 betweer	n \$1,250,000		&		\$1,350,000				
Median sale price									
Median price	\$906,000	Property Type Ho		Hou	use		Suburb	Croydon	
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Add	dress 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 William Lyall 9870 6211 0411 823 337 WilliamLyall@jelliscraig.com.au

Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price December quarter 2023: \$906,000

# **Comparable Properties**

6 Berm Ct CROYDON HILLS 3136 (REI/VG) 4 2 2 2 Price: \$1,324,000 Method: Private Sale Date: 25/09/2023 Property Type: House (Res) Land Size: 643 sqm approx	Agent Comments
8 Alto Av CROYDON 3136 (REI) 3  2  7 Price: \$1,260,000 Method: Auction Sale Date: 07/10/2023 Property Type: House (Res) Land Size: 1036 sqm approx	Agent Comments
15 Mount View St CROYDON 3136 (REI) 3 2 2 2 Price: \$1,250,000 Method: Private Sale Date: 25/01/2024 Property Type: House	Agent Comments

#### Account - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024





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