

# 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

5/13-15 Vernon Street, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$700,000

### Median sale price

Median price \$655,300 Property Type Unit Suburb Croydon

Period - From 01/04/2023 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 | Price     | Date of sale |
|---|--------------------------------|-----------|--------------|
| 1 | 9/21-23 Cutts Av CROYDON 3136  | \$675,000 | 20/05/2024   |
| 2 | 2/3 Niel St CROYDON 3136       | \$672,500 | 03/05/2024   |
| 3 | 2/35 Leigh Rd CROYDON 3136     | \$622,000 | 04/04/2024   |

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:

05/06/2024 13:59

5/13-15 Vernon Street, Croydon Vic 3136

**Jellis  
Craig**

Daniel Broadbent  
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**Indicative Selling Price**

\$650,000 - \$700,000

**Median Unit Price**

Year ending March 2024: \$655,300



 2    1    2

**Property Type:** Unit

**Land Size:** 380 sqm approx

Agent Comments

## Comparable Properties



9/21-23 Cutts Av CROYDON 3136 (REI)

Agent Comments

 2    1    1

**Price:** \$675,000

**Method:** Private Sale

**Date:** 20/05/2024

**Property Type:** Unit



2/3 Niel St CROYDON 3136 (REI)

Agent Comments

 2    1    2

**Price:** \$672,500

**Method:** Private Sale

**Date:** 03/05/2024

**Property Type:** Unit

**Land Size:** 206 sqm approx



2/35 Leigh Rd CROYDON 3136 (REI/VG)

Agent Comments

 2    1    1

**Price:** \$622,000

**Method:** Private Sale

**Date:** 04/04/2024

**Property Type:** Unit

Account - Jellis Craig | P: 03 9870 6211



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