Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 5/17 Landale Avenue, Croydon VIC 3136

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ting		
Range betweer	\$450,000		&		\$495,000			
Median sale p	rice							
Median price	\$700,000	Pro	operty Type	Unit			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 five kilometres of the property for sale in the last 18 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	32/5-7 Alfrick Rd CROYDON 3136	\$485,000	29/02/2024
2	206/4 Alfrick Rd CROYDON 3136	\$480,000	13/02/2024
3	208/291 Mt Dandenong Rd CROYDON 3136	\$480,000	19/03/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

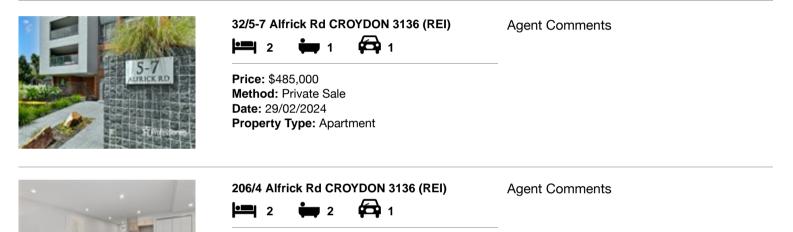
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Property Type: Agent Comments Indicative Selling Price \$450,000 - \$495,000 Median Unit Price December quarter 2023: \$700,000

Comparable Properties



Price: \$480,000 Method: Private Sale Date: 13/02/2024 Property Type: Apartment



208/291 Mt Dandenong Rd CROYDON 3136 Agent Comments (REI)



Price: \$480,000 Method: Private Sale Date: 19/03/2024 Property Type: Apartment

Account - Woodards | P: 0390563899





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