

# 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 Barclay Avenue, 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 \$887,500 Property Type House Suburb Croydon

Period - From 01/10/2022 to 30/09/2023 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	2A Browning St KILSYTH 3137	\$697,000	11/05/2023
2	22 King St CROYDON SOUTH 3136	\$650,000	24/08/2023
3			

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: 23/10/2023 11:09

5 Barclay Avenue, Croydon Vic 3136

**Jellis  
Craig**

Matt Lockyer

9870 6211

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 3  1  1

**Property Type:** House

**Land Size:** 375 sqm approx

Agent Comments

**Indicative Selling Price**

\$650,000 - \$700,000

**Median House Price**

Year ending September 2023: \$887,500

## Comparable Properties



**2A Browning St KILSYTH 3137 (REI/VG)**

Agent Comments

 3  1  1

**Price:** \$697,000

**Method:** Private Sale

**Date:** 11/05/2023

**Property Type:** House

**Land Size:** 402 sqm approx



**22 King St CROYDON SOUTH 3136 (REI/VG)**

Agent Comments

 3  1  1

**Price:** \$650,000

**Method:** Private Sale

**Date:** 24/08/2023

**Property Type:** House (Res)

**Land Size:** 282 sqm approx

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.

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



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