

# 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 57-61 Fairview Avenue, Croydon North 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 \$1,280,000 & \$1,340,000

### Median sale price

Median price \$1,087,000 Property Type House Suburb Croydon North

Period - From 01/04/2023 to 30/06/2023 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 | 41 Richardson Rd CROYDON NORTH 3136    | \$1,385,000 | 06/07/2023   |
| 2 | 78-80 Richardson Rd CROYDON NORTH 3136 | \$1,375,000 | 24/05/2023   |
| 3 | 6 Palmer Av CROYDON NORTH 3136         | \$1,285,000 | 16/08/2023   |

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: 28/08/2023 16:52



**Property Type:** House

Agent Comments

## Comparable Properties



**41 Richardson Rd CROYDON NORTH 3136 (REI)**

Agent Comments



**Price:** \$1,385,000

**Method:** Private Sale

**Date:** 06/07/2023

**Property Type:** House (Res)

**Land Size:** 1640 sqm approx



**78-80 Richardson Rd CROYDON NORTH 3136 (REI)**

Agent Comments



**Price:** \$1,375,000

**Method:** Auction Sale

**Date:** 24/05/2023

**Property Type:** House (Res)

**Land Size:** 1288 sqm approx



**6 Palmer Av CROYDON NORTH 3136 (REI)**

Agent Comments



**Price:** \$1,285,000

**Method:** Private Sale

**Date:** 16/08/2023

**Property Type:** House

**Land Size:** 1150 sqm approx