

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

9/11 Vernon Street, Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$950,000 & \$1,040,000

Median sale price

Median price \$960,000 Property Type House Suburb Croydon

Period - From 01/01/2024 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	38 Old Lilydale Rd RINGWOOD EAST 3135	\$1,025,000	27/10/2023
2	3/19 William Rd CROYDON 3136	\$1,020,000	08/04/2024
3	2/19 William Rd CROYDON 3136	\$985,250	19/02/2024

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: 24/04/2024 11:07



Property Type:
Agent Comments

Indicative Selling Price
\$950,000 - \$1,040,000
Median House Price
March quarter 2024: \$960,000

Comparable Properties



38 Old Lilydale Rd RINGWOOD EAST 3135 (REI/VG)

Agent Comments



Price: \$1,025,000
Method: Private Sale
Date: 27/10/2023
Property Type: House
Land Size: 416 sqm approx



3/19 William Rd CROYDON 3136 (REI)

Agent Comments



Price: \$1,020,000
Method: Private Sale
Date: 08/04/2024
Property Type: House



2/19 William Rd CROYDON 3136 (REI)

Agent Comments



Price: \$985,250
Method: Private Sale
Date: 19/02/2024
Property Type: House