

## 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

9/27 CENTRAL AVENUE CROYDON SOUTH VIC 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$772,500

Property type

Unit

Suburb

Croydon South

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

### 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 6 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

15/27 CENTRAL AVENUE CROYDON SOUTH VIC 3136	\$735,000	24-Mar-24
53A BLAZEY ROAD CROYDON SOUTH VIC 3136	\$865,000	15-Nov-23
1 SCHOOL WALK CROYDON SOUTH VIC 3136	\$900,000	22-Feb-24

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 6 months.

This Statement of Information was prepared on: 02 May 2024



**15/27 CENTRAL AVENUE  
 CROYDON SOUTH VIC 3136**

 3  2  2

Sold Price <sup>RS</sup> **\$735,000** Sold Date **24-Mar-24**

Distance **0.11km**



**53A BLAZEY ROAD CROYDON  
 SOUTH VIC 3136**

 3  2  2

Sold Price **\$865,000** Sold Date **15-Nov-23**

Distance **0.44km**



**1 SCHOOL WALK CROYDON  
 SOUTH VIC 3136**

 3  2  2

Sold Price **\$900,000** Sold Date **22-Feb-24**

Distance **1.08km**

RS = Recent sale      UN = Undisclosed Sale

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