

# 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 Woodland 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 \$1,350,000 & \$1,450,000

### Median sale price

Median price \$906,000 Property Type House Suburb Croydon

Period - From 01/10/2023 to 31/12/2023 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	22 Woodland Av CROYDON 3136	\$1,263,000	01/02/2024
2	1 Forest Ct CROYDON 3136	\$1,575,000	23/01/2024
3	63 Alto Av CROYDON 3136	\$1,530,000	06/10/2023

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: 20/02/2024 15:24



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**Property Type:** House  
**Land Size:** 865 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,350,000 - \$1,450,000  
**Median House Price**  
December quarter 2023: \$906,000

## Comparable Properties



**22 Woodland Av CROYDON 3136 (REI)**

**Agent Comments**

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**Price:** \$1,263,000  
**Method:** Private Sale  
**Date:** 01/02/2024  
**Property Type:** House  
**Land Size:** 871 sqm approx



**1 Forest Ct CROYDON 3136 (REI)**

**Agent Comments**

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**Price:** \$1,575,000  
**Method:** Private Sale  
**Date:** 23/01/2024  
**Property Type:** House  
**Land Size:** 2711 sqm approx



**63 Alto Av CROYDON 3136 (REI/VG)**

**Agent Comments**

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**Price:** \$1,530,000  
**Method:** Private Sale  
**Date:** 06/10/2023  
**Property Type:** House (Res)  
**Land Size:** 1707 sqm approx

**Account - Barry Plant | P: 03 9842 8888**