

# 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

92 Alto 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 \$1,800,000 & \$1,980,000

### 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	4 Glen Av CROYDON 3136	\$2,017,500	08/03/2024
2			
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.~~

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Brent Peters

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**Indicative Selling Price**

\$1,800,000 - \$1,980,000

**Median House Price**

December quarter 2023: \$906,000



 4  3  2

**Property Type:** House

**Land Size:** 1480 sqm approx

Agent Comments

## Comparable Properties



**4 Glen Av CROYDON 3136 (REI)**

Agent Comments

 4  2  6

**Price:** \$2,017,500

**Method:** Private Sale

**Date:** 08/03/2024

**Property Type:** House

**Land Size:** 2118 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.