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	3/31 FORTUNA AVENUE CROYDON VIC 3136

Indicative selling price

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

~~Single Price~~		or range between	$750,000	&	$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$688,000	Property type	Unit	Suburb	Croydon
Period-from	01 Oct 2023	to	30 Sep 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
6/7-9 VERNON STREET CROYDON VIC 3136	$780,000	17-May-24
2/16 MIRABEL AVENUE RINGWOOD EAST VIC 3135	$765,000	18-Sep-24
2/15 ROSS ROAD CROYDON VIC 3136	$780,000	30-Apr-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: 01 October 2024

Stockdale & Leggo
We see more than property

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6/7-9 VERNON STREET CROYDON VIC 3136

3 2 2

Sold Price **$780,000** Sold Date **17-May-24**

Distance **0.63km**



2/16 MIRABEL AVENUE RINGWOOD EAST VIC 3135

3 1 1

Sold Price RS **$765,000** Sold Date **18-Sep-24**

Distance **1.57km**



2/15 ROSS ROAD CROYDON VIC 3136

3 1 2

Sold Price **$780,000** Sold Date **30-Apr-24**

Distance **1.26km**

RS = Recent sale **UN** = Undisclosed Sale

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