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	2/47 ALTO 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	$700,000	&	$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$700,000	Property type	Unit	Suburb	Croydon
Period-from	01 Jan 2024	to	31 Dec 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
1/36 BEAUFORT ROAD CROYDON VIC 3136	$768,000	18-Sep-24
3/31 FORTUNA AVENUE CROYDON VIC 3136	$760,000	18-Oct-24
1/16 HAIG STREET CROYDON VIC 3136	$755,000	12-Nov-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: 13 January 2025

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1/36 BEAUFORT ROAD CROYDON VIC 3136

3 1 1

Sold Price **$768,000** Sold Date **18-Sep-24**

Distance **1.2km**



3/31 FORTUNA AVENUE CROYDON VIC 3136

3 1 1

Sold Price **$760,000** Sold Date **18-Oct-24**

Distance **1.34km**



1/16 HAIG STREET CROYDON VIC 3136

3 1 2

Sold Price **$755,000** Sold Date **12-Nov-24**

Distance **1.38km**

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

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