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	2/4-6 Jarvis Avenue, Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $490,000 & $530,000

Median sale price

Median price $650,000 Property Type Unit Suburb Croydon

Period - From 01/04/2023 to 30/06/2023 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	5/9 Churchill Rd CROYDON 3136	$530,000	27/07/2023
2	3/293 Mt Dandenong Rd CROYDON 3136	$490,000	15/07/2023
3	8/10-12 Ray St CROYDON 3136	$480,000	12/07/2023

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: 05/09/2023 09:52

2/4-6 Jarvis Avenue, Croydon Vic 3136

Lachlan Williams
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2 1 1

Rooms: 4
Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$490,000 - $530,000
Median Unit Price
June quarter 2023: $650,000

Comparable Properties



5/9 Churchill Rd CROYDON 3136 (REI)

2 1 1

Price: $530,000
Method: Private Sale
Date: 27/07/2023
Property Type: Unit
Land Size: 170 sqm approx

Agent Comments



3/293 Mt Dandenong Rd CROYDON 3136 (REI)

2 1 1

Price: $490,000
Method: Private Sale
Date: 15/07/2023
Property Type: Unit

Agent Comments



8/10-12 Ray St CROYDON 3136 (REI)

2 1 1

Price: $480,000
Method: Private Sale
Date: 12/07/2023
Property Type: Unit

Agent Comments

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