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	7/21-23 Cutts Avenue, Croydon Vic 3136

Indicative selling price

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

Range between $570,000 & $620,000

Median sale price

Median price $700,000 Property Type Unit 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	3/58 Maroondah Hwy CROYDON 3136	$641,000	20/10/2023
2	3/326 Maroondah Hwy RINGWOOD 3134	$620,000	09/11/2023
3	2/65 Patterson St RINGWOOD EAST 3135	$580,000	15/09/2023

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: 14/02/2024 12:28

7/21-23 Cutts Avenue, Croydon Vic 3136

Ash Thompson
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2 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$570,000 - $620,000
Median Unit Price
December quarter 2023: $700,000

Comparable Properties



3/58 Maroondah Hwy CROYDON 3136 (REI/VG)

2 1 1

Price: $641,000
Method: Private Sale
Date: 20/10/2023
Property Type: Unit
Land Size: 164 sqm approx

Agent Comments



3/326 Maroondah Hwy RINGWOOD 3134 (REI/VG)

2 1 1

Price: $620,000
Method: Private Sale
Date: 09/11/2023
Property Type: Unit
Land Size: 155 sqm approx

Agent Comments



2/65 Patterson St RINGWOOD EAST 3135 (REI/VG)

2 1 2

Price: $580,000
Method: Private Sale
Date: 15/09/2023
Property Type: Unit

Agent Comments

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