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	2/7 Edith Avenue, Croydon Vic 3136

Indicative selling price

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

Range between $750,000 & $795,000

Median sale price

Median price $903,000 Property Type House Suburb Croydon

Period - From 01/10/2021 to 30/09/2022 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	5/29 Vinter Av CROYDON 3136	$800,000	23/05/2022
2	3/20 Joffre St CROYDON 3136	$785,000	04/07/2022
3	1/18 Broughton Av CROYDON 3136	$762,000	18/08/2022

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: 17/10/2022 09:56

2/7 Edith Avenue, Croydon Vic 3136

Brent Peters
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Property Type:
Agent Comments

Indicative Selling Price
$750,000 - $795,000
Median House Price
Year ending September 2022: $903,000

Comparable Properties



5/29 Vinter Av CROYDON 3136 (REI/VG)

3 2 2

Price: $800,000
Method: Private Sale
Date: 23/05/2022
Property Type: House (Res)
Land Size: 273 sqm approx

Agent Comments



3/20 Joffre St CROYDON 3136 (REI/VG)

3 2 2

Price: $785,000
Method: Private Sale
Date: 04/07/2022
Property Type: Unit

Agent Comments



1/18 Broughton Av CROYDON 3136 (REI)

3 2 1

Price: $762,000
Method: Private Sale
Date: 18/08/2022
Property Type: House
Land Size: 425 sqm approx

Agent Comments

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