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<br>Including suburb and postcode | 3 Broughton Avenue, Croydon Vic 3136 |

## Indicative selling price

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

Range between $880,000 & $950,000

## Median sale price

Median price $900,750 Property Type House 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 | 3 Stirling Rd CROYDON 3136 | $945,000 | 09/09/2023 |
| 2 | 10 Wilhelmina Ct CROYDON 3136 | $874,000 | 06/06/2023 |
| 3 | 38 Broughton Av CROYDON 3136 | $865,000 | 13/05/2023 |

**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: 01/10/2023 23:13

# 3 Broughton Avenue, Croydon Vic 3136

Brent Peters
9722 9755
0412 855 810
brent@hoskins.com.au




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**Property Type:** House (Previously Occupied - Detached)
**Land Size:** 876 sqm approx

Agent Comments

**Indicative Selling Price**
$880,000 - $950,000
**Median House Price**
June quarter 2023: $900,750

## Comparable Properties



**3 Stirling Rd CROYDON 3136 (REI)**

3 1 1

**Price:** $945,000
**Method:** Auction Sale
**Date:** 09/09/2023
**Property Type:** House (Res)
**Land Size:** 1055 sqm approx

Agent Comments



**10 Wilhelmina Ct CROYDON 3136 (REI/VG)**

3 1 2

**Price:** $874,000
**Method:** Private Sale
**Date:** 06/06/2023
**Property Type:** House
**Land Size:** 678 sqm approx

Agent Comments



**38 Broughton Av CROYDON 3136 (REI/VG)**

3 1 2

**Price:** $865,000
**Method:** Auction Sale
**Date:** 13/05/2023
**Property Type:** House (Res)
**Land Size:** 864 sqm approx

Agent Comments



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