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	1/24 Vinter Avenue, Croydon Vic 3136

Indicative selling price

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

Single price $835,000

Median sale price

Median price $807,500 Property Type Townhouse Suburb Croydon

Period - From 15/10/2023 to 14/10/2024 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	3/30 Vinter Av CROYDON 3136	$830,000	12/09/2024
2	5/31 Vinter Av CROYDON 3136	$850,000	16/08/2024
3	2/2 Goroke Ct CROYDON SOUTH 3136	$840,777	17/07/2024

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: 15/10/2024 10:25

1/24 Vinter Avenue, Croydon Vic 3136



3 3 2

Property Type: Townhouse (Res)
Land Size: 269 sqm approx

Agent Comments

Indicative Selling Price
$835,000
Median Townhouse Price
15/10/2023 - 14/10/2024: $807,500

Comparable Properties

3/30 Vinter Av CROYDON 3136 (VG)

3 - -

Price: $830,000
Method: Sale
Date: 12/09/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



5/31 Vinter Av CROYDON 3136 (REI)

4 2 2

Price: $850,000
Method: Private Sale
Date: 16/08/2024
Property Type: Townhouse (Res)
Land Size: 325 sqm approx

Agent Comments



2/2 Goroke Ct CROYDON SOUTH 3136 (REI/VG)

3 2 2

Price: $840,777
Method: Private Sale
Date: 17/07/2024
Property Type: Townhouse (Single)
Land Size: 300 sqm approx

Agent Comments

Account - Ray White Croydon | P: 03 9725 7444

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