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	16 Cass Avenue, Croydon Vic 3136

Indicative selling price

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

Range between $850,000 & $935,000

Median sale price

Median price $952,500 Property Type House Suburb Croydon

Period - From 01/04/2024 to 30/06/2024 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	30 Mandowie Cr CROYDON 3136	$880,000	14/09/2024
2	35 Boyana Cr CROYDON 3136	$935,000	22/07/2024
3	21 Highland Cr MOOROOLBARK 3138	$907,000	05/04/2024

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: 01/10/2024 19:50

16 Cass Avenue, Croydon Vic 3136

Dennis Lim
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4 2 4

Property Type: House (Previously Occupied - Detached)
Land Size: 836 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $935,000
Median House Price
June quarter 2024: $952,500

Comparable Properties



30 Mandowie Cr CROYDON 3136 (REI)

4 2 2

Price: $880,000
Method: Private Sale
Date: 14/09/2024
Property Type: House (Res)
Land Size: 906 sqm approx

Agent Comments



35 Boyana Cr CROYDON 3136 (VG)

3 - -

Price: $935,000
Method: Sale
Date: 22/07/2024
Property Type: House (Res)
Land Size: 914 sqm approx

Agent Comments



21 Highland Cr MOOROOLBARK 3138 (REI/VG)

4 2 2

Price: $907,000
Method: Private Sale
Date: 05/04/2024
Property Type: House
Land Size: 880 sqm approx

Agent Comments

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