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	104 Alto Avenue, Croydon Vic 3136

Indicative selling price

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

Range between $1,180,000 & $1,280,000

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	22 Woodland Av CROYDON 3136	$1,263,000	01/02/2024
2	41 Narr Maen Dr CROYDON HILLS 3136	$1,250,000	26/03/2024
3			

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: 16/07/2024 15:01

104 Alto Avenue, Croydon Vic 3136



4 2 2

Property Type: House (Res)
Land Size: 889 sqm approx

Agent Comments

Indicative Selling Price
$1,180,000 - $1,280,000
Median House Price
June quarter 2024: $952,500

Comparable Properties



22 Woodland Av CROYDON 3136 (REI/VG)

4 2 2

Price: $1,263,000
Method: Private Sale
Date: 01/02/2024
Property Type: House
Land Size: 871 sqm approx

Agent Comments



41 Narr Maen Dr CROYDON HILLS 3136 (REI/VG)

4 2 2

Price: $1,250,000
Method: Private Sale
Date: 26/03/2024
Property Type: House (Res)
Land Land Size: 675 sqm approx

Agent Comments

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.

Account - Noel Jones | P: 03 98487888 | F: 03 98487472

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