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 1/31 Yarra Road, Croydon Vic 3136	
---	--

Indicative selling price

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

Median sale price

Median price	\$791,000	Pro	perty Type To	wnhouse		Suburb	Croydon
Period - From	19/11/2023	to	18/11/2024	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	5/2 Jackson St CROYDON 3136	\$950,000	18/10/2024
2	1/40 Oban Rd RINGWOOD 3134	\$975,000	26/09/2024
3	3/3 Elizabeth Ct RINGWOOD EAST 3135	\$972,000	10/09/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	19/11/2024 10:19













Property Type: Townhouse

(Single)

Land Size: 308 sqm approx

Agent Comments

Indicative Selling Price \$950,000 - \$990,000 Median Townhouse Price 19/11/2023 - 18/11/2024: \$791,000

Comparable Properties



5/2 Jackson St CROYDON 3136 (REI)

•=

4

3 2

Price: \$950,000 Method: Private Sale Date: 18/10/2024

Property Type: Townhouse (Single)

Agent Comments



1/40 Oban Rd RINGWOOD 3134 (REI)

•=

3







Agent Comments

Price: \$975,000 Method: Private Sale Date: 26/09/2024

Property Type: Townhouse (Single) **Land Size:** 339 sqm approx

3/3 Elizabeth Ct RINGWOOD EAST 3135 (REI/VG)

•=

3

F

٠ ا

Price: \$972,000 Method: Private Sale Date: 10/09/2024

Property Type: Townhouse (Res)

Agent Comments

Account - Hoskins | P: 03 9722 9755





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.