

# 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

79 Alto Avenue, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$780,000 & \$840,000

### Median sale price

Median price \$725,000 Property Type House Suburb Croydon

Period - From 01/07/2019 to 30/09/2019 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	12 Ainslie Park Av CROYDON 3136	\$855,000	21/09/2019
2	28 Richards Av CROYDON 3136	\$830,000	02/09/2019
3	6 Vasey Conc RINGWOOD EAST 3135	\$818,000	08/05/2019

**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:

07/11/2019 09:21



3   1   1

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1104 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$780,000 - \$840,000  
**Median House Price**  
 September quarter 2019: \$725,000

## Comparable Properties



12 Ainslie Park Av CROYDON 3136 (REI)

Agent Comments

4   1   1

**Price:** \$855,000  
**Method:** Auction Sale  
**Date:** 21/09/2019  
**Property Type:** House (Res)  
**Land Size:** 916 sqm approx



28 Richards Av CROYDON 3136 (REI/VG)

Agent Comments

3   1   4

**Price:** \$830,000  
**Method:** Private Sale  
**Date:** 02/09/2019  
**Property Type:** House  
**Land Size:** 1026 sqm approx



6 Vasey Conc RINGWOOD EAST 3135 (REI/VG) Agent Comments

4   2   1

**Price:** \$818,000  
**Method:** Private Sale  
**Date:** 08/05/2019  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 1116 sqm approx