## 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	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$780,000		&		\$840,000			
Median sale pr	rice							
Median price	\$725,000	Pro	operty Type	Hou	se		Suburb	Croydon
Period - From	01/07/2019	to	30/09/2019		So	urce	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.

Ado	dress 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









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)



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



28 Richards Av CROYDON 3136 (REI/VG)

Agent Comments



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



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

#### Account - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024



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.