

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

2/35 VINTER AVENUE CROYDON VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$681,000

Property type

Unit

Suburb

Croydon

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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 6 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

9/48 LUSHER ROAD CROYDON VIC 3136	\$775,000	25-Mar-25
2/16 CENTRAL AVENUE BAYSWATER NORTH VIC 3153	\$800,000	24-Nov-24
2/168 BAYSWATER ROAD CROYDON SOUTH VIC 3136	\$810,000	22-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 22 May 2025



**9/48 LUSHER ROAD CROYDON
VIC 3136**

 3  2  2

Sold Price

^{RS}

\$775,000

Sold Date

25-Mar-25

Distance

0.18km



**2/16 CENTRAL AVENUE
BAYSWATER NORTH VIC 3153**

 3  2  2

Sold Price

\$800,000

Sold Date

24-Nov-24

Distance

1.56km



**2/168 BAYSWATER ROAD
CROYDON SOUTH VIC 3136**

 3  2  2

Sold Price

\$810,000

Sold Date

22-Feb-25

Distance

1.45km

RS = Recent sale

UN = Undisclosed Sale

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