# 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

22 Richards Avenue, Croydon Vic 3136

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	n \$1,400,000		&		\$1,500,000			
Median sale p	rice							
Median price	\$913,000	Pro	operty Type	Hou	se		Suburb	Croydon
Period - From	01/04/2024	to	31/03/2025		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.

Ad	dress of comparable property	Price	Date of sale
1	2 Cobain Ct RINGWOOD 3134	\$1,400,000	05/05/2025
2	16 Kenmare Av CROYDON 3136	\$1,460,000	02/04/2025
3	21 Murray Rd CROYDON 3136	\$1,455,000	01/03/2025

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:

04/07/2025 09:10







Property Type: House (Previously Occupied - Detached) Land Size: 1028 sqm approx Agent Comments

**Indicative Selling Price** \$1,400,000 - \$1,500,000 Median House Price Year ending March 2025: \$913,000

# **Comparable Properties**



2 Cobain Ct RINGWOOD 3134 (REI) •=



Price: \$1,400,000 Method: Private Sale Date: 05/05/2025 Property Type: House Land Size: 898 sqm approx Agent Comments



16 Kenmare Av CROYDON 3136 (REI) 2

Agent Comments





21 Murray Rd CROYDON 3136 (REI/VG) • •

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Agent Comments

Price: \$1,455,000 Method: Auction Sale Date: 01/03/2025 Property Type: House (Res) Land Size: 1031 sqm approx

#### Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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