

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

1/35 Timms Avenue, Croydon

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 \$870,000 & \$920,000

Median sale price

Median price \$675,000

Property type **Unit**

Suburb **Croydon**

Period - From **01/01/2021**

to

31/03/2021

Source **REIU**

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) 1/20 Trawalla Road, Croydon	\$880,000	26/04/2021
2) 2/54 Pascoe Avenue, Croydon	\$880,000	13/01/2021
3) 85A Hawthory Road, Mooroolbark	\$865,000	29/03/2021

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: 19/05/2021 9:56am