

# 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 1/17 Wicklow 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) (\*Delete single price or range as applicable)

Single price \$615,000

or range between \$

&

\$

### Median sale price

Median price \$591,000

Property type Unit

Suburb Croydon

Period - From 1/4/2020

to

30/6/2020

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
6/11 William Road, CROYDON 3136	\$630,000	25/5/2020
2/198 Dorset Road, CROYDON 3136	\$621,118	1/5/2020
1/3 Plumer Street, CROYDON 3136	\$577,500	4/7/2020

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: 27/7/2020 12:35



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Property Type: Unit

Agent Comments

Indicative Selling Price

\$615,000

Median Unit Price

June quarter 2020: \$591,000

## Comparable Properties



6/11 William Rd CROYDON 3136 (VG)

Agent Comments

 3  -  -

Price: \$630,000

Method: Sale

Date: 25/05/2020

Property Type: Flat/Unit/Apartment (Res)



2/198 Dorset Rd CROYDON 3136 (REI/VG)

Agent Comments

 3  2  2

Price: \$621,118

Method: Private Sale

Date: 18/05/2020

Property Type: Unit

Land Size: 373 sqm approx



1/3 Plumer St CROYDON 3136 (REI/VG)

Agent Comments

 3  1  1

Price: \$577,500

Method: Private Sale

Date: 04/07/2020

Rooms: 4

Property Type: Unit