

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

57b Pascoe Avenue, Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$660,000 & \$720,000

Median sale price

Median price \$751,344 Property Type House Suburb Croydon

Period - From 01/07/2019 to 30/06/2020 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
1	139a Hull Rd CROYDON 3136	\$750,500	02/07/2020
2	7a Glen Dhu Rd KILSYTH 3137	\$740,500	21/03/2020
3	92a Lincoln Rd CROYDON 3136	\$685,000	11/05/2020

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:

28/08/2020 13:21



3 1 2

Property Type: House

Land Size: 583 sqm approx

Agent Comments

Comparable Properties



139a Hull Rd CROYDON 3136 (REI)

Agent Comments

3 2 2

Price: \$750,500

Method: Private Sale

Date: 02/07/2020

Property Type: Unit



7a Glen Dhu Rd KILSYTH 3137 (REI/VG)

Agent Comments

3 2 2

Price: \$740,500

Method: Auction Sale

Date: 21/03/2020

Rooms: 4

Property Type: Unit

Land Size: 316 sqm approx



92a Lincoln Rd CROYDON 3136 (REI/VG)

Agent Comments

3 1 2

Price: \$685,000

Method: Sale by Tender

Date: 11/05/2020

Property Type: Unit

Land Size: 256 sqm approx