Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 57b Pascoe Avenue, Croydon Vic 3136

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$660,000		&		\$720,000			
Median sale p	rice							
Median price	\$751,344	Pro	operty Type	Hou	se		Suburb	Croydon
Period - From	01/07/2019	to	30/06/2020		So	ource	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.

Add	dress 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









Property Type: House Land Size: 583 sqm approx Agent Comments Stephen Le Get 9908 5700 0438 558 870 stephenleget@jelliscraig.com.au

Indicative Selling Price \$660,000 - \$720,000 Median House Price Year ending June 2020: \$751,344

Comparable Properties



139a Hull Rd CROYDON 3136 (REI)



Price: \$750,500 Method: Private Sale Date: 02/07/2020 Property Type: Unit Agent Comments

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

Agent Comments



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)



Price: \$685,000 Method: Sale by Tender Date: 11/05/2020 Property Type: Unit Land Size: 256 sqm approx Agent Comments

Account - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.