

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

4/10 Timms Avenue, Croydon Vic 3136

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$600,000 Property Type Unit Suburb Croydon

Period - From 01/01/2020 to 31/03/2020 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.

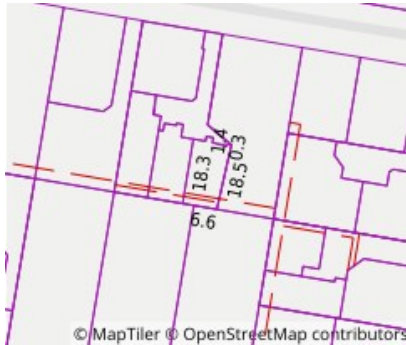
	Address of comparable property	Price	Date of sale
1	6/17-23 Ervin Rd KILSYTH 3137	\$542,048	03/06/2020
2	6 Wisteria CI KILSYTH 3137	\$540,000	20/03/2020
3	2 Charlotte PI MOOROOLBARK 3138	\$520,100	21/05/2020

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:

09/07/2020 12:24



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
March quarter 2020: \$600,000

Comparable Properties



6/17-23 Ervin Rd KILSYTH 3137 (REI)

Agent Comments



Price: \$542,048
Method: Private Sale
Date: 03/06/2020
Property Type: Unit
Land Size: 293 sqm approx



6 Wisteria CI KILSYTH 3137 (REI)

Agent Comments



Price: \$540,000
Method: Private Sale
Date: 20/03/2020
Property Type: House
Land Size: 314 sqm approx



2 Charlotte PI MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$520,100
Method: Private Sale
Date: 21/05/2020
Rooms: 3
Property Type: Unit
Land Size: 181 sqm approx