

## 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

1/132 Hull Road, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$550,000

&

\$600,000

### Median sale price

Median price

\$710,000

House

X

Unit

Suburb

Croydon

Period - From

01/01/2019

to

31/03/2019

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	1/107 Mount View Pde CROYDON 3136	\$599,950	18/03/2019
2	3/7 Victory St CROYDON 3136	\$580,000	18/12/2018
3	3 Hubble Rd CROYDON 3136	\$580,000	25/01/2019

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.



**Rooms:**

**Property Type:** Flat

**Land Size:** 656.852 sqm approx

**Agent Comments**

## Comparable Properties



**1/107 Mount View Pde CROYDON 3136 (REI/VG)**

**Agent Comments**



**Price:** \$599,950

**Method:** Private Sale

**Date:** 18/03/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 476 sqm approx



**3/7 Victory St CROYDON 3136 (REI/VG)**

**Agent Comments**



**Price:** \$580,000

**Method:** Private Sale

**Date:** 18/12/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 236 sqm approx



**3 Hubble Rd CROYDON 3136 (REI/VG)**

**Agent Comments**



**Price:** \$580,000

**Method:** Sold Before Auction

**Date:** 25/01/2019

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 159 sqm approx