

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6 Carlyle Street Croydon VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,750

*House

*Unit

X

Suburb

Croydon

Period-from

01 Jun 2018

to

31 May 2019

Source

Corelogic

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 6 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

115 Mount View Parade Croydon VIC 3136	\$569,950	09-Feb-19
21 Cameron Road Croydon VIC 3136	\$590,000	17-May-19
6 Mirang Avenue Croydon VIC 3136	\$559,000	28-May-19

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 6 months.~~

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6 Mirang Avenue Croydon VIC 3136 Sold Price **\$559,000** Sold Date **28-May-19** Distance **1.52km**



21 Cameron Road Croydon VIC 3136 Sold Price \$590,000 Sold Date 17-May-19



115 Mount View Parade Croydon	Sold Price	\$569,950	Sold Date	09-Feb-19	Distance	1.34km
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