

# 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

5/24 Pascoe Avenue, 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 \$610,000

&

\$660,000

### Median sale price

Median price \$670,000

Property Type Unit

Suburb Croydon

Period - From 01/04/2021

to 30/06/2021

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	4/26 Haig St CROYDON 3136	\$661,050	04/08/2021
2	2a Springfield Av CROYDON 3136	\$650,000	08/07/2021
3	7 Prestige Cl MOOROOLBARK 3138	\$630,000	23/06/2021

**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:

28/08/2021 09:40

5/24 Pascoe Avenue, Croydon Vic 3136



Christopher Clerke

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**Indicative Selling Price**

\$610,000 - \$660,000

**Median Unit Price**

June quarter 2021: \$670,000



2 1 1

**Property Type:** Townhouse  
(Single)

**Land Size:** 199 sqm approx

Agent Comments

## Comparable Properties



**4/26 Haig St CROYDON 3136 (REI)**

Agent Comments

2 1 1

**Price:** \$661,050

**Method:** Private Sale

**Date:** 04/08/2021

**Property Type:** Unit

**Land Size:** 201 sqm approx



**2a Springfield Av CROYDON 3136 (REI)**

Agent Comments

2 1 1

**Price:** \$650,000

**Method:** Private Sale

**Date:** 08/07/2021

**Property Type:** House

**Land Size:** 285 sqm approx



**7 Prestige Ct MOOROOLBARK 3138 (RE/VG)**

Agent Comments

2 1 1

**Price:** \$630,000

**Method:** Private Sale

**Date:** 23/06/2021

**Property Type:** Unit

**Land Size:** 136 sqm approx

**Account - Professionals Croydon** | P: 03 9725 0000 | F: 03 9725 7354



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