

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

3 Caromar 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

*House

*Unit

Suburb

Croydon

Period-from

01 Jul 2018

to

30 Jun 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

5 Caromar Street Croydon VIC 3136	\$615,000	11-Jun-19
32 Neville Street Mooroolbark VIC 3138	\$685,000	06-Sep-18
1/4 Montgomery Court Kilsyth VIC 3137	\$665,000	25-Sep-18

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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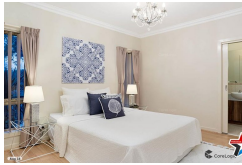
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5 Caromar Street Croydon VIC 3136 Sold Price ^{RS} **\$615,000** ^{UN} Sold Date **11-Jun-19**

3 1 2

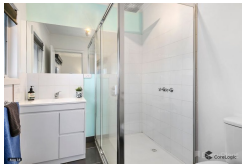
Distance **0.02km**



32 Neville Street Mooroolbark VIC 3138 Sold Price **\$685,000** Sold Date **06-Sep-18**

3 2 1

Distance **0.87km**



1/4 Montgomery Court Kilsyth VIC 3137 Sold Price **\$665,000** Sold Date **25-Sep-18**

3 2 2

Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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