

### HOUSE Offered for Sale

31 Timms Avenue Croydon VIC 3136

 3  1  2

### Indicative Selling Price

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

Range between \$620,000 & \$682,000

### Median Sale Price

\$753,714 Houses in Croydon between Jan 2017 - Dec 2017

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.



**34 Ruskin Avenue Croydon VIC 3136**

 4  2  2

Sold Price

**\$695,000**

Sold Date

**13-Dec-17**

Distance

**0.59km**



**39 Jarvis Avenue Croydon VIC 3136**

 3  2  2

Sold Price

**\$647,000**

Sold Date

**06-Dec-17**

Distance

**0.21km**



**1/33 Jarvis Avenue Croydon VIC 3136**

 3  2  2

Sold Price

**\$682,000**

Sold Date

**25-Nov-17**

Distance

**0.26km**

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**88 Hull Road Croydon VIC 3136**

 3  1  2

Sold Price

**\$676,000**

Sold Date

**22-Jul-17**

Distance

**0.28km**



**19 Allaware Avenue Croydon VIC 3136**

 3  1  2

Sold Price

**\$682,000**

Sold Date

**31-Jul-17**

Distance

**0.87km**



**6 Allaware Avenue Croydon VIC 3136**

 3  2  2

Sold Price

**\$650,000**

Sold Date

**09-Sep-17**

Distance

**0.89km**

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