

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

2 Kaneira Avenue, Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$629,000

Median sale price

Median price \$750,000

House

X

Unit

Suburb Croydon

Period - From 01/04/2018

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	4 Grierson Dr KILSYTH 3137	\$672,000	15/06/2019
2	58 Eastfield Rd CROYDON SOUTH 3136	\$645,000	04/06/2019
3	43 Mirang Av CROYDON 3136	\$605,000	19/06/2019

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: House
Land Size: 840.144 sqm approx
Agent Comments

Indicative Selling Price
\$629,000
Median House Price
Year ending March 2019: \$750,000

Comparable Properties



4 Grierson Dr KILSYTH 3137 (REI)

Agent Comments



Price: \$672,000
Method: Auction Sale
Date: 15/06/2019
Rooms: 5
Property Type: House (Res)
Land Size: 509 sqm approx



58 Eastfield Rd CROYDON SOUTH 3136 (REI)

Agent Comments



Price: \$645,000
Method: Private Sale
Date: 04/06/2019
Rooms: 4
Property Type: House
Land Size: 849 sqm approx



43 Mirang Av CROYDON 3136 (REI)

Agent Comments



Price: \$605,000
Method: Private Sale
Date: 19/06/2019
Rooms: 4
Property Type: House