

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

2/13-15 Vernon 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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

*House

*Unit

X

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

2/26 Lusher Road Croydon VIC 3136	\$455,000	31-May-19
13/40-44 Lusher Road Croydon VIC 3136	\$445,000	03-Apr-19
9/35-43 Kent Avenue Croydon VIC 3136	\$420,000	10-Apr-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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2/26 Lusher Road Croydon VIC 3136

Sold Price

^{RS}
\$455,000

Sold Date

31-May-19
 2

 1

 1

Distance

0.13km

13/40-44 Lusher Road Croydon VIC 3136

Sold Price

\$445,000

Sold Date

03-Apr-19
 2

 1

 1

Distance

0.24km

9/35-43 Kent Avenue Croydon VIC 3136

Sold Price

\$420,000

Sold Date

10-Apr-19
 2

 1

 1

Distance

1.09km
RS = Recent sale

UN = Undisclosed Sale

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