

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

32/12-22 Cutts Avenue 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

\$470,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

*House

*Unit

X

Suburb

Croydon

Period-from

01 Aug 2018

to

31 Jul 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

1/28 Dublin Road Ringwood East VIC 3135	\$507,000	06-May-19
1/334-336 Maroondah Highway Ringwood VIC 3134	\$480,000	12-Mar-19
5/94-96 Oban Road Ringwood North VIC 3134	\$477,000	21-Mar-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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**1/28 Dublin Road Ringwood East
VIC 3135**

2 1 1

Sold Price

\$507,000

Sold Date

06-May-19

Distance

1.54km



**1/334-336 Maroondah Highway
Ringwood VIC 3134**

2 1 1

Sold Price

\$480,000

Sold Date

12-Mar-19

Distance

1.65km



**5/94-96 Oban Road Ringwood
North VIC 3134**

2 1 1

Sold Price

\$477,000

Sold Date

21-Mar-19

Distance

1.77km

RS = Recent sale

UN = Undisclosed Sale

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