

## 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

34A PASCOE AVENUE CROYDON VIC 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$927,000

Property type

House

Suburb

Croydon

Period-from

01 Nov 2021

to

31 Oct 2022

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

1/205 DORSET ROAD CROYDON VIC 3136	\$645,000	21-Sep-22
3 SELICK DRIVE CROYDON VIC 3136	\$634,000	08-Oct-22
8/36 LUSHER ROAD CROYDON VIC 3136	\$705,000	19-Oct-22

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.~~

This Statement of Information was prepared on: 10 November 2022



**1/205 DORSET ROAD CROYDON VIC 3136**

Sold Price

<sup>RS</sup> **\$645,000**

Sold Date

**21-Sep-22**

 3  1  2

Distance

**1.09km**



**3 SELICK DRIVE CROYDON VIC 3136**

Sold Price

<sup>RS</sup> **\$634,000**

Sold Date

**08-Oct-22**

 2  1  1

Distance

**1.79km**



**8/36 LUSHER ROAD CROYDON VIC 3136**

Sold Price

<sup>RS</sup> **\$705,000**

Sold Date

**19-Oct-22**

 2  2  1

Distance

**1.95km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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