

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

9 Paris Avenue, Croydon South Vic 3136

Indicative selling price

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

Range between \$550,000

&

\$595,000

Median sale price

Median price \$729,950

Property Type Unit

Suburb Croydon South

Period - From 01/07/2019

to 30/06/2020

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	1a Mulduri Cr CROYDON SOUTH 3136	\$673,000	23/07/2020
2	1/26 Byrne Rd BAYSWATER NORTH 3153	\$615,000	13/08/2020
3	5 Lucille Av CROYDON SOUTH 3136	\$576,500	04/05/2020

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.~~

This Statement of Information was prepared on:

05/10/2020 16:34



Property Type: House (Previously Occupied - Detached)
Land Size: 869 sqm approx
Agent Comments

Indicative Selling Price
\$550,000 - \$595,000
Median Unit Price
Year ending June 2020: \$729,950

Comparable Properties



1a Mulduri Cr CROYDON SOUTH 3136 (VG)

Agent Comments



Price: \$673,000
Method: Sale
Date: 23/07/2020
Property Type: House (Res)
Land Size: 497 sqm approx



1/26 Byrne Rd BAYSWATER NORTH 3153 (REI)

Agent Comments



Price: \$615,000
Method: Sale by Tender
Date: 13/08/2020
Property Type: Unit
Land Size: 351 sqm approx



5 Lucille Av CROYDON SOUTH 3136 (REI/VG)

Agent Comments



Price: \$576,500
Method: Private Sale
Date: 04/05/2020
Rooms: 4
Property Type: House (Res)
Land Size: 393 sqm approx