

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

11A Lucille Avenue, Croydon South Vic 3136

Indicative selling price

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

Range between \$820,000

&

\$900,000

Median sale price

Median price \$640,000

House

Unit

X

Suburb

Croydon South

Period - From 01/10/2016

to

30/09/2017

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	71a Dublin Rd RINGWOOD EAST 3135	\$914,888	28/10/2017
2	2/22 Carcoola Rd RINGWOOD EAST 3135	\$840,000	08/09/2017
3	3/50 Vernon St CROYDON 3136	\$800,000	29/08/2017

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.



 4  2  2

Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



71a Dublin Rd RINGWOOD EAST 3135 (REI)

Agent Comments

 3  2  2

Price: \$914,888

Method: Auction Sale

Date: 28/10/2017

Rooms: 8

Property Type: House (Res)



2/22 Carcoola Rd RINGWOOD EAST 3135 (REI)

Agent Comments

 3  2  2

Price: \$840,000

Method: Private Sale

Date: 08/09/2017

Rooms: 5

Property Type: Unit

Land Size: 209 sqm approx



3/50 Vernon St CROYDON 3136 (REI)

Agent Comments

 3  2  1

Price: \$800,000

Method: Private Sale

Date: 29/08/2017

Rooms: 4

Property Type: Unit

Land Size: 237 sqm approx