

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

39 Ulysses Avenue, Croydon South Vic 3136

Indicative selling price

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

Single price

\$569,950

Median sale price

Median price

\$820,000

Property Type

House

Suburb

Croydon South

Period - From

01/01/2020

to

31/03/2020

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	11 Home St BAYSWATER NORTH 3153	\$591,000	18/11/2019
2	1/9 Sunray Ct CROYDON 3136	\$565,000	01/04/2020
3	2/9 Eastmead Rd CROYDON 3136	\$565,000	06/11/2019

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:

02/05/2020 15:51