

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

3 Kaneira Avenue, Croydon Vic 3136

Indicative selling price

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

Range between \$670,000 & \$730,000

Median sale price

Median price \$755,000 Property Type House Suburb Croydon

Period - From 01/10/2019 to 30/09/2020 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	17 Thurleigh Av CROYDON SOUTH 3136	\$705,000	28/04/2020
2	11 Browning St KILSYTH 3137	\$695,000	06/07/2020
3	36 Sellick Dr CROYDON 3136	\$685,000	29/05/2020

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:

21/10/2020 15:13



Property Type: House (Previously Occupied - Detached)
Land Size: 855 sqm approx
Agent Comments

Indicative Selling Price
\$670,000 - \$730,000
Median House Price
Year ending September 2020: \$755,000

Comparable Properties



17 Thurleigh Av CROYDON SOUTH 3136 (REI/VG)

Agent Comments



Price: \$705,000
Method: Private Sale
Date: 28/04/2020
Rooms: 6
Property Type: House (Res)
Land Size: 872 sqm approx

11 Browning St KILSYTH 3137 (VG)

Agent Comments



Price: \$695,000
Method: Sale
Date: 06/07/2020
Property Type: House (Res)
Land Size: 865 sqm approx



36 Sellick Dr CROYDON 3136 (VG)

Agent Comments



Price: \$685,000
Method: Sale
Date: 29/05/2020
Property Type: House (Res)
Land Size: 892 sqm approx