

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	51 Pascoe Avenue, Croydon Vic 3136
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$680,000	&	\$710,000
		1	

Median sale price

Median price	\$720,000	Hou	se X	Unit		Suburb	Croydon
Period - From	01/07/2018	to	30/06/2019		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.

Add	dress of comparable property	Price	Date of sale
1	6 Mather CI CROYDON 3136	\$710,000	18/04/2019
2	4 Laird St CROYDON 3136	\$695,000	23/04/2019
3	15 Tennyson Av KILSYTH 3137	\$680,000	07/03/2019

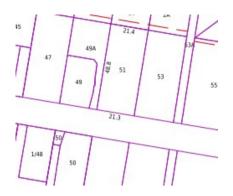
OR

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.











Agent Comments

Indicative Selling Price \$680,000 - \$710,000 Median House Price Year ending June 2019: \$720,000

Comparable Properties

6 Mather CI CROYDON 3136 (VG)

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Price: \$710,000 Method: Sale Date: 18/04/2019 Rooms: -

Property Type: House (Res) **Land Size:** 880 sqm approx

Agent Comments

4 Laird St CROYDON 3136 (VG)

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Price: \$695,000 Method: Sale Date: 23/04/2019 Rooms: -

Property Type: House (Res) **Land Size:** 1140 sqm approx

Agent Comments

15 Tennyson Av KILSYTH 3137 (REI/VG)

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Price: \$680,000 Method: Private Sale Date: 07/03/2019 Rooms: -

Property Type: House Land Size: 831 sqm approx Agent Comments

Account - Max Brown | P: 131 629 | F: 1300 329 629

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