

## 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 51 Pascoe Avenue, Croydon Vic 3136

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

#### Median sale price

Median price \$720,000 House 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.

	Address 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.



**Rooms:**  
**Property Type:**  
**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)

**Agent Comments**



**Price:** \$710,000  
**Method:** Sale  
**Date:** 18/04/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 880 sqm approx

### 4 Laird St CROYDON 3136 (VG)

**Agent Comments**



**Price:** \$695,000  
**Method:** Sale  
**Date:** 23/04/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 1140 sqm approx



### 15 Tennyson Av KILSYTH 3137 (REI/VG)

**Agent Comments**



**Price:** \$680,000  
**Method:** Private Sale  
**Date:** 07/03/2019  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 831 sqm approx