Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 117 Hull Road, Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$950,000									
Median sale price										
Median price	\$973,000	Property Type House			Suburb	Croydon				
Period - From	01/07/2021	to	30/09/2021	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	249 Hull Rd MOOROOLBARK 3138	\$1,000,000	25/11/2021
2	309 Hull Rd MOOROOLBARK 3138	\$975,000	18/11/2021
3	37 Hawthory Rd KILSYTH 3137	\$975,000	30/09/2021

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:

10/12/2021 09:52



117 Hull Road, Croydon Vic 3136







Rooms: 6 Property Type: House (Res) Land Size: 867 sqm approx Agent Comments Brent Earney 9725 0000 0409 726 136 brentearney@methven.com.au

Indicative Selling Price \$950,000 Median House Price September quarter 2021: \$973,000

Comparable Properties

249 Hull Rd MOOROOLBARK 3138 (REI) 3 2 2 2 Price: \$1,000,000 Method: Private Sale Date: 25/11/2021 Property Type: House Land Size: 1057 sqm approx	Agent Comments
309 Hull Rd MOOROOLBARK 3138 (REI) 4 1 2 Price: \$975,000 Method: Sold Before Auction Date: 18/11/2021 Property Type: House (Res) Land Size: 912 sqm approx	Agent Comments
37 Hawthory Rd KILSYTH 3137 (REI) 3 1 2 - Price: \$975,000 Method: Private Sale Date: 30/09/2021 Property Type: House (Res) Land Size: 856 sqm approx	Agent Comments

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354





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