

# 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

117 Hull Road, Croydon Vic 3136

### Indicative selling price

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

Single price

\$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.

	Address 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

Brent Earney

9725 0000

0409 726 136

brentearney@methven.com.au

**Indicative Selling Price**

\$950,000

**Median House Price**

September quarter 2021: \$973,000



**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 867 sqm approx

Agent Comments

## Comparable Properties



**249 Hull Rd MOOROOLBARK 3138 (REI)**

Agent Comments



**Price:** \$1,000,000

**Method:** Private Sale

**Date:** 25/11/2021

**Property Type:** House

**Land Size:** 1057 sqm approx



**309 Hull Rd MOOROOLBARK 3138 (REI)**

Agent Comments



**Price:** \$975,000

**Method:** Sold Before Auction

**Date:** 18/11/2021

**Property Type:** House (Res)

**Land Size:** 912 sqm approx



**37 Hawthory Rd KILSYTH 3137 (REI)**

Agent Comments



**Price:** \$975,000

**Method:** Private Sale

**Date:** 30/09/2021

**Property Type:** House (Res)

**Land Size:** 856 sqm approx

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