

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

1 JARVIS AVENUE CROYDON VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$880,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$905,000

Property type

House

Suburb

Croydon

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 6 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

37A PASCOE AVENUE CROYDON VIC 3136	\$910,000	14-Feb-24
37 PASCOE AVENUE CROYDON VIC 3136	\$960,000	06-Dec-23
44 HULL ROAD CROYDON VIC 3136	\$1,000,000	27-Nov-23

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 6 months.~~

This Statement of Information was prepared on: 01 May 2024



37A PASCOE AVENUE CROYDON
VIC 3136

3 2 2

Sold Price

\$910,000

Sold Date

14-Feb-24

Distance

0.36km



37 PASCOE AVENUE CROYDON
VIC 3136

4 1 6

Sold Price

\$960,000

Sold Date

06-Dec-23

Distance

0.36km



44 HULL ROAD CROYDON VIC
3136

3 2 5

Sold Price

\$1,000,000

Sold Date

27-Nov-23

Distance

0.71km

RS = Recent sale

UN = Undisclosed Sale

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