

## 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

3/56 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) (\*Delete single price or range as applicable)

Single Price

\$790,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$656,750

Property type

Unit

Suburb

Croydon

Period-from

01 Nov 2022

to

31 Oct 2023

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

1/37 JARVIS AVENUE CROYDON VIC 3136	\$750,000	15-Sep-23
4/24-26 JARVIS AVENUE CROYDON VIC 3136	\$775,000	20-Oct-22
1/7 THACKERAY COURT CROYDON VIC 3136	\$775,000	10-Aug-22

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: 14 November 2023



**1/37 JARVIS AVENUE CROYDON  
VIC 3136**

 3  2  2

Sold Price

**\$750,000**

Sold Date

**15-Sep-23**

Distance

**0.41km**



**4/24-26 JARVIS AVENUE  
CROYDON VIC 3136**

 3  2  2

Sold Price

**\$775,000**

Sold Date

**20-Oct-22**

Distance

**0.56km**



**1/7 THACKERAY COURT CROYDON** Sold Price  
VIC 3136

 3  2  2

Sold Date

**10-Aug-22**

Distance

**0.09km**

RS = Recent sale

UN = Undisclosed Sale

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