

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

8 SELICK DRIVE 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

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$916,400

Property type

House

Suburb

Croydon

Period-from

01 Apr 2021

to

31 Mar 2022

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

2/5 FAY COURT CROYDON VIC 3136	\$715,000	02-Jan-22
148 EASTFIELD ROAD CROYDON SOUTH VIC 3136	\$718,000	12-Feb-22
16 STARCROSS AVENUE CROYDON VIC 3136	\$722,000	07-Mar-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: 08 April 2022



2/5 FAY COURT CROYDON VIC 3136

Sold Price

\$715,000

Sold Date

02-Jan-22

3

1

1

Distance

1.25km



148 EASTFIELD ROAD CROYDON SOUTH VIC 3136

Sold Price

^{RS} **\$718,000**

Sold Date

12-Feb-22

3

1

2

Distance

0.77km



16 STARCROSS AVENUE CROYDON VIC 3136

Sold Price

^{RS} **\$722,000** ^{UN}

Sold Date

07-Mar-22

3

2

1

Distance

1.86km

RS = Recent sale

UN = Undisclosed Sale

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