

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

2/23 Moore 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

\$720,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Croydon

Period-from

01 Nov 2018

to

31 Oct 2019

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

2/22 Joffre Street Croydon VIC 3136	\$735,000	11-Aug-19
1 Laird Street Croydon VIC 3136	\$761,100	15-Jun-19
11 Caromar Street Croydon VIC 3136	\$735,000	19-Jun-19

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.~~

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2/22 Joffre Street Croydon VIC 3136

3 2 4

Sold Price

\$735,000

Sold Date

11-Aug-19

Distance

0.88km



1 Laird Street Croydon VIC 3136

3 2 2

Sold Price

\$761,100

Sold Date

15-Jun-19

Distance

0.96km



11 Caromar Street Croydon VIC 3136

4 2 2

Sold Price

\$735,000

Sold Date

19-Jun-19

Distance

0.98km



2/58 Croydon Road Croydon VIC 3136

3 2 2

Sold Price

\$705,000

Sold Date

09-Jul-19

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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