

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/14-16 Vernon Street 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

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

*House

*Unit

X

Suburb

Croydon

Period-from

01 Jun 2018

to

31 May 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

| | | |
|--|-----------|-----------|
| 2/26 Lusher Road Croydon VIC 3136 | \$455,000 | 31-May-19 |
| 9/4 Civic Square Croydon VIC 3136 | \$435,000 | 25-Feb-19 |
| 3/49-51 Beaufort Road Croydon VIC 3136 | \$445,000 | 20-Mar-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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2/26 Lusher Road Croydon VIC 3136

Sold Price

^{RS} **\$455,000**

Sold Date

31-May-19
 2  1  1

Distance

0.21km

9/4 Civic Square Croydon VIC 3136

Sold Price

^{RS} **\$435,000**

Sold Date

25-Feb-19
 2  1  1

Distance

0.47km

3/49-51 Beaufort Road Croydon VIC 3136

Sold Price

^{RS} **\$445,000**

Sold Date

20-Mar-19
 2  1  1

Distance

1.58km
RS = Recent sale

UN = Undisclosed Sale

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