

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

2 Billabong Close Croydon Hills 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

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

*House

*Unit

Suburb

Croydon Hills

Period-from

to

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 six 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

15 Hannora Crescent Croydon VIC 3136	\$900,000	02-Mar-19
7 River Gum Drive Croydon North VIC 3136	\$935,000	06-Feb-19
54 Nangathan Way Croydon North VIC 3136	\$920,000	13-Dec-18

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 six months.~~

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15 Hannora Crescent Croydon VIC 3136

Sold Price

^{RS}

\$900,000

Sold Date

02-Mar-19



4



2



2

Distance

1.93km



7 River Gum Drive Croydon North VIC 3136

Sold Price

^{RS}

\$935,000

Sold Date

06-Feb-19



4



2



2

Distance

1.35km



54 Nangathan Way Croydon North VIC 3136

Sold Price

^{RS}

\$920,000

Sold Date

13-Dec-18



3



2



2

Distance

1.59km

RS = Recent sale

UN = Undisclosed Sale

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