

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

37 Sevenoaks Avenue, Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$630,000

&

\$690,000

Median sale price

Median price \$605,000

Property Type Unit

Suburb Croydon

Period - From 01/10/2020

to 31/12/2020

Source REIV

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
1	4 Kallay St CROYDON 3136	\$670,000	11/11/2020
2	30 Highland Av CROYDON 3136	\$630,000	29/09/2020
3	8 Samuel St CROYDON 3136	\$610,000	30/10/2020

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.~~

This Statement of Information was prepared on:

10/02/2021 08:08



Rooms: 5

Property Type: Unit

Land Size: 363 sqm approx

Agent Comments

Comparable Properties



4 Kallay St CROYDON 3136 (REI)

Agent Comments



Price: \$670,000

Method: Private Sale

Date: 11/11/2020

Rooms: 4

Property Type: Unit

Land Size: 383 sqm approx



30 Highland Av CROYDON 3136 (REI/VG)

Agent Comments



Price: \$630,000

Method: Private Sale

Date: 29/09/2020

Property Type: House

Land Size: 416 sqm approx



8 Samuel St CROYDON 3136 (REI/VG)

Agent Comments



Price: \$610,000

Method: Sold Before Auction

Date: 30/10/2020

Rooms: 5

Property Type: Unit

Land Size: 419 sqm approx