

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 34b Pascoe Avenue, Croydon Vic 3136

Indicative selling price

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

Range between \$760,000 & \$800,000

Median sale price

Median price \$880,000 Property type House Suburb Croydon

Period - From 01/10/2022 to 31/12/2022 Source REIV

Comparable property sales

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
11 Edward Court, Croydon Vic 3136	\$774,000	07/02/2023
32 Lomond Avenue, Kilsyth Vic 3137	\$770,000	20/12/2022
2a Norman Road, Croydon Vic 3136	\$773,000	25/01/2023

This Statement of Information was prepared on: 12/04/2023