

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

14-16 THURLEIGH AVENUE CROYDON SOUTH 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

\$790,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$890,000

Property type

House

Suburb

Croydon South

Period-from

01 Jan 2022

to

31 Dec 2022

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

9 PERCY STREET CROYDON SOUTH VIC 3136	\$860,000	12-Nov-22
19 WALLARA CRESCENT CROYDON VIC 3136	\$845,700	21-Jan-23
67 BELMONT ROAD WEST CROYDON SOUTH VIC 3136	\$800,000	29-Nov-22

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.~~

This Statement of Information was prepared on: 25 January 2023



9 PERCY STREET CROYDON SOUTH VIC 3136

3 1 1

Sold Price ^{RS} **\$860,000** ^{UN} Sold Date **12-Nov-22**

Distance **0.46km**



19 WALLARA CRESCENT CROYDON VIC 3136

3 2 2

Sold Price ^{RS} **\$845,700** Sold Date **21-Jan-23**

Distance **0.98km**



67 BELMONT ROAD WEST CROYDON SOUTH VIC 3136

3 1 2

Sold Price **\$800,000** Sold Date **29-Nov-22**

Distance **0.6km**

RS = Recent sale

UN = Undisclosed Sale

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