

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

11A Lucille Avenue, Croydon South Vic 3136

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$765,000

Property Type House

Suburb Croydon South

Period - From 17/06/2020

to

16/06/2021

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	10a Heathwood St RINGWOOD EAST 3135	\$1,040,600	27/04/2021
2	8 Hill St RINGWOOD EAST 3135	\$952,000	19/01/2021
3			

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:

17/06/2021 12:53



Rooms: 7

Property Type: Townhouse (Res)

Land Size: 299 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

17/06/2020 - 16/06/2021: \$765,000

Comparable Properties



10a Heathwood St RINGWOOD EAST 3135 (REI)

Agent Comments



Price: \$1,040,600

Method: Private Sale

Date: 27/04/2021

Property Type: Townhouse (Single)

Land Size: 374 sqm approx



8 Hill St RINGWOOD EAST 3135 (REI/VG)

Agent Comments



Price: \$952,000

Method: Private Sale

Date: 19/01/2021

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 283 sqm approx

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.