

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

38 Cameron Road, Croydon Vic 3136

Indicative selling price

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

Single price

\$702,500

Median sale price

Median price

\$725,000

Property Type

House

Suburb

Croydon

Period - From

01/10/2018

to

30/09/2019

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	22 Bartlett Av CROYDON 3136	\$720,000	08/08/2019
2	19 Sheridan Av MOOROOLBARK 3138	\$714,000	30/09/2019
3	393 Mt Dandenong Rd CROYDON 3136	\$705,000	09/10/2019

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:

22/11/2019 11:14

38 Cameron Road, Croydon Vic 3136

**Jellis
Craig**

Grant Lynch

9908 5700

0408110 011

grantlynch@jellisrcraig.com.au

Indicative Selling Price

\$702,500

Median House Price

Year ending September 2019: \$725,000



2 1 2

Property Type: House

Land Size: 1114 sqm approx

Agent Comments

Comparable Properties



22 Bartlett Av CROYDON 3136 (VG)

Agent Comments

4 - -

Price: \$720,000

Method: Sale

Date: 08/08/2019

Property Type: House (Res)

Land Size: 802 sqm approx



19 Sheridan Av MOOROOLBARK 3138 (REI)

Agent Comments

3 1 -

Price: \$714,000

Method: Private Sale

Date: 30/09/2019

Rooms: 5

Property Type: House



393 Mt Dandenong Rd CROYDON 3136 (REI/VG)

Agent Comments

3 1 2

Price: \$705,000

Method: Private Sale

Date: 09/10/2019

Rooms: 5

Property Type: House (Res)

Land Size: 912 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.