

## 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

1/128 Hull Road, Croydon Vic 3136

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$460,000

&

\$490,000

#### Median sale price

Median price \$585,000

House

Unit

X

Suburb Croydon

Period - From 01/10/2017

to

30/09/2018

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	29/310 Dorset Rd CROYDON 3136	\$480,000	30/08/2018
2	15/300-308 Mt Dandenong Rd CROYDON 3136	\$471,000	24/10/2018
3	2/19 Emma Rd CROYDON 3136	\$470,000	26/09/2018

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.



**Rooms:**

**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$460,000 - \$490,000

**Median Unit Price**

Year ending September 2018: \$585,000

## Comparable Properties



**29/310 Dorset Rd CROYDON 3136 (REI/VG)**

**Agent Comments**



**Price:** \$480,000

**Method:** Private Sale

**Date:** 30/08/2018

**Rooms:** 3

**Property Type:** Unit

**Land Size:** 228 sqm approx

**15/300-308 Mt Dandenong Rd CROYDON 3136 (REI)**

**Agent Comments**



**Price:** \$471,000

**Method:** Private Sale

**Date:** 24/10/2018

**Rooms:** -

**Property Type:** Unit



**2/19 Emma Rd CROYDON 3136 (VG)**

**Agent Comments**



**Price:** \$470,000

**Method:** Sale

**Date:** 26/09/2018

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)