

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

2 Wicklow Avenue Croydon 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

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Croydon

Period-from

01 Jul 2019

to

30 Jun 2020

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

12 Juliana Court Croydon VIC 3136	\$651,250	29-Apr-20
222 Dorset Road Croydon VIC 3136	\$670,000	24-Apr-20
11 Kincumber Drive Croydon VIC 3136	\$650,000	27-Nov-19

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: 23 July 2020



12 Juliana Court Croydon VIC 3136

Sold Price

\$651,250

Sold Date

29-Apr-20

 3  1  1

Distance

1.39km



222 Dorset Road Croydon VIC 3136

Sold Price

\$670,000

Sold Date

24-Apr-20

 3  1  2

Distance

1.88km



11 Kincumber Drive Croydon VIC 3136

Sold Price

\$650,000

Sold Date

27-Nov-19

 3  1  1

Distance

2.24km

RS = Recent sale

UN = Undisclosed Sale

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