

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 Cheeseman Street, Croydon Vic 3136

Indicative selling price

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

Range between \$1,270,000

&

\$1,350,000

Median sale price

Median price \$780,000

Property Type House

Suburb Croydon

Period - From 01/10/2019

to 31/12/2019

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	33 Morgan Av CROYDON 3136	\$1,300,000	11/10/2019
2	15 Stringy Bark Rise CROYDON NORTH 3136	\$1,170,000	01/12/2019
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:

06/04/2020 10:59

14 Cheeseman Street, Croydon Vic 3136

**Jellis
Craig**

Miranda Bailey

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Indicative Selling Price

\$1,270,000 - \$1,350,000

Median House Price

December quarter 2019: \$780,000



6 3 2

Property Type: House (Res)

Land Size: 776 sqm approx

Agent Comments

Comparable Properties



33 Morgan Av CROYDON 3136 (REI/VG)

Agent Comments

4 2 4

Price: \$1,300,000

Method: Private Sale

Date: 11/10/2019

Rooms: 6

Property Type: House

Land Size: 836 sqm approx

15 Stringy Bark Rise CROYDON NORTH 3136 (VG)

Agent Comments

5 - -

Price: \$1,170,000

Method: Sale

Date: 01/12/2019

Property Type: House (Res)

Land Size: 903 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.

Account - Jellis Craig | P: 03 9908 5777 | F: 03 9908 5777



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.