

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

1/11 Moore Avenue, Croydon Vic 3136

Indicative selling price

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

Range between

\$750,000

&

\$820,000

Median sale price

Median price

\$860,888

Property Type

House

Suburb

Croydon

Period - From

01/01/2021

to

31/03/2021

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	1 Pascoe Av CROYDON 3136	\$855,000	19/04/2021
2	18 Starcross Av CROYDON 3136	\$783,000	11/03/2021
3	18A Sunray Ct CROYDON 3136	\$750,000	20/03/2021

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:

11/05/2021 15:34



Property Type:
Agent Comments

Indicative Selling Price
\$750,000 - \$820,000
Median House Price
March quarter 2021: \$860,888

Comparable Properties



1 Pascoe Av CROYDON 3136 (REI)

Agent Comments



Price: \$855,000
Method: Private Sale
Date: 19/04/2021
Property Type: House
Land Size: 452 sqm approx



18 Starcross Av CROYDON 3136 (REI)

Agent Comments



Price: \$783,000
Method: Auction Sale
Date: 11/03/2021
Property Type: House (Res)

18A Sunray Ct CROYDON 3136 (REI/VG)

Agent Comments



Price: \$750,000
Method: Auction Sale
Date: 20/03/2021
Property Type: House (Res)