

# 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

40 Homer Avenue, Croydon South 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 \$640,000 & \$690,000

### Median sale price

Median price \$742,500 Property Type House Suburb Croydon South

Period - From 01/10/2019 to 30/09/2020 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	35 Sellick Dr CROYDON 3136	\$700,000	20/07/2020
2	171 Eastfield Rd CROYDON 3136	\$660,500	22/04/2020
3	3 Kalawar Av BAYSWATER NORTH 3153	\$650,000	03/05/2020

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:

14/10/2020 08:32

40 Homer Avenue, Croydon South Vic 3136

Brent Earney

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**Indicative Selling Price**

\$640,000 - \$690,000

**Median House Price**

Year ending September 2020: \$742,500



**Property Type:** Land

Agent Comments

## Comparable Properties



**35 Sellick Dr CROYDON 3136 (REI/VG)**

Agent Comments



**Price:** \$700,000

**Method:** Private Sale

**Date:** 20/07/2020

**Property Type:** House (Res)

**Land Size:** 448 sqm approx



**171 Eastfield Rd CROYDON 3136 (REI/VG)**

Agent Comments



**Price:** \$660,500

**Method:** Private Sale

**Date:** 22/04/2020

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 440 sqm approx



**3 Kalawar Av BAYSWATER NORTH 3153 (VG)**

Agent Comments



**Price:** \$650,000

**Method:** Sale

**Date:** 03/05/2020

**Property Type:** House (Res)

**Land Size:** 412 sqm approx