

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

18 Highland Avenue, Croydon Vic 3136

Indicative selling price

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

Range between

\$620,000

&

\$670,000

Median sale price

Median price

\$781,000

House

X

Unit

Suburb

Croydon

Period - From

01/01/2018

to

31/12/2018

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	5 Hinkley Av CROYDON 3136	\$665,000	25/09/2018
2	4 Edith Av CROYDON 3136	\$640,000	25/01/2019
3	18 Plymouth Rd CROYDON 3136	\$640,000	23/01/2019

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:
Flat/Unit/Apartment (Res)
Land Size: 491 sqm approx
Agent Comments

Indicative Selling Price
\$620,000 - \$670,000
Median House Price
Year ending December 2018: \$781,000

Comparable Properties



5 Hinkley Av CROYDON 3136 (REI)

Agent Comments



Price: \$665,000
Method: Private Sale
Date: 25/09/2018
Rooms: 5
Property Type: House
Land Size: 437 sqm approx



4 Edith Av CROYDON 3136 (REI)

Agent Comments



Price: \$640,000
Method: Private Sale
Date: 25/01/2019
Rooms: -
Property Type: House



18 Plymouth Rd CROYDON 3136 (REI)

Agent Comments



Price: \$640,000
Method: Private Sale
Date: 23/01/2019
Rooms: 4
Property Type: House
Land Size: 867 sqm approx