

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

2/27 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

or range
between

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$874,000

Property type

House

Suburb

Croydon

Period-from

01 Aug 2022

to

31 Jul 2023

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

16A STARCROSS AVENUE CROYDON VIC 3136	\$815,000	13-May-23
10A STARCROSS AVENUE CROYDON VIC 3136	\$820,000	03-Apr-23

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 August 2023



16A STARCROSS AVENUE CROYDON VIC 3136

3 2 2

Sold Price

^{RS}

\$815,000

Sold Date

13-May-23

Distance

0.12km



10A STARCROSS AVENUE CROYDON VIC 3136

3 2 2

Sold Price

\$820,000

Sold Date

03-Apr-23

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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