

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/11 Donald Street 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$552,000

*House

*Unit

X

Suburb

Croydon

Period-from

01 Aug 2018

to

31 Jul 2019

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

2/9 Jarvis Avenue Croydon VIC 3136	\$682,500	31-Jul-19
6/24-26 Jarvis Avenue Croydon VIC 3136	\$685,000	01-Jul-19
2/15 Paltarra Court Croydon VIC 3136	\$735,000	20-Mar-19

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.~~

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2/9 Jarvis Avenue Croydon VIC 3136

3 2 2

Sold Price

^{RS} **\$682,500**

Sold Date

31-Jul-19

Distance

0.79km



6/24-26 Jarvis Avenue Croydon VIC 3136

3 2 2

Sold Price

^{RS} **\$685,000**

Sold Date

01-Jul-19

Distance

0.87km



2/15 Paltarra Court Croydon VIC 3136

3 2 2

Sold Price

\$735,000

Sold Date

20-Mar-19

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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