

# 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

50 Hull Road, Croydon 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 \$770,000

&

\$830,000

### Median sale price

Median price \$750,000

Property Type House

Suburb Croydon

Period - From 23/11/2019

to

22/11/2020

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	9 Parrs Rd CROYDON 3136	\$815,000	18/11/2020
2	7 Jarvis Av CROYDON 3136	\$782,500	05/08/2020
3	78 Hull Rd CROYDON 3136	\$760,000	03/06/2020

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:

23/11/2020 12:36



3   3   4

**Property Type:** House  
**Land Size:** 1058.774 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$770,000 - \$830,000  
**Median House Price**  
23/11/2019 - 22/11/2020: \$750,000

## Comparable Properties



**9 Parrs Rd CROYDON 3136 (REI)**

**Agent Comments**

3   1   1

**Price:** \$815,000  
**Method:** Private Sale  
**Date:** 18/11/2020  
**Property Type:** House  
**Land Size:** 1011 sqm approx



**7 Jarvis Av CROYDON 3136 (REI)**

**Agent Comments**

4   1   4

**Price:** \$782,500  
**Method:** Private Sale  
**Date:** 05/08/2020  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 1249 sqm approx



**78 Hull Rd CROYDON 3136 (REI)**

**Agent Comments**

4   2   2

**Price:** \$760,000  
**Method:** Private Sale  
**Date:** 03/06/2020  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 851 sqm approx