

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

1 Hinkley Avenue, Croydon Vic 3136

Indicative selling price

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

Range between \$700,000

&

\$750,000

Median sale price

Median price \$720,000

Property Type House

Suburb Croydon

Period - From 01/07/2018

to

30/06/2019

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	56 Sevenoaks Av CROYDON 3136	\$750,000	23/05/2019
2	14 Ann St CROYDON 3136	\$740,500	31/08/2019
3	18 Croydon Way CROYDON 3136	\$739,000	21/09/2019

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.~~

This Statement of Information was prepared on:

02/10/2019 10:54

1 Hinkley Avenue, Croydon Vic 3136



Miles Howell

9725 0000

0437 618 150

milesowell@methven.com.au

Indicative Selling Price

\$700,000 - \$750,000

Median House Price

Year ending June 2019: \$720,000



Property Type:

Agent Comments

Comparable Properties



56 Sevenoaks Av CROYDON 3136 (REI/VG)

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 23/05/2019

Rooms: 8

Property Type: House

Land Size: 864 sqm approx



14 Ann St CROYDON 3136 (REI)

Agent Comments



Price: \$740,500

Method: Private Sale

Date: 31/08/2019

Rooms: 6

Property Type: House (Res)

Land Size: 810 sqm approx



18 Croydon Way CROYDON 3136 (REI)

Agent Comments



Price: \$739,000

Method: Auction Sale

Date: 21/09/2019

Property Type: House (Res)

Land Size: 1003 sqm approx

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.