

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

4/24 Croydon Road 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$553,500

Property type

Unit

Suburb

Croydon

Period-from

01 Nov 2018

to

31 Oct 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

6/36 Jackson Street Croydon VIC 3136	\$535,250	24-Jul-19
8/26-28 Jackson Street Croydon VIC 3136	\$493,610	26-Jun-19
2/15-17 Norman Road Croydon VIC 3136	\$506,000	21-Oct-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.~~

This Statement of Information was prepared on: 13 November 2019



6/36 Jackson Street Croydon VIC 3136

Sold Price

\$535,250

Sold Date

24-Jul-19

 2

 1

 1

Distance

0.41km



8/26-28 Jackson Street Croydon VIC 3136

Sold Price

\$493,610

Sold Date

26-Jun-19

 2

 1

 1

Distance

0.51km



2/15-17 Norman Road Croydon VIC 3136

Sold Price

^{RS} **\$506,000**

Sold Date

21-Oct-19

 2

 1

 1

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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