

## 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 88 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 \$ 620,000 & \$ 682,000

### Median sale price

Median price \$ 700,000 \*House ☒ Suburb Croydon

Period - From Jul 2016 to Jun 2017 Source CoreLogic

### Comparable property sales

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 23A Dunoon Street Mooroolbark VIC 3138	\$ 648,000	18-Apr-17
2 68 Birkenhead Drive Kilsyth VIC 3137	\$ 635,000	05-Mar-17
3 1/24-26 Jarvis Avenue Croydon VIC 3136	\$ 671,050	14-Jan-17