

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

36/12-22 Cutts Avenue, Croydon Vic 3136

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$565,000

&

\$610,000

Median sale price

Median price \$582,500

House

Unit

X

Suburb Croydon

Period - From 01/07/2017

to

30/06/2018

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	24/12-22 Cutts Av CROYDON 3136	\$610,000	14/05/2018
2	8/12-22 Cutts Av CROYDON 3136	\$597,000	03/09/2018
3	5/36-38 Vernon St CROYDON 3136	\$550,000	17/09/2018

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.

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Indicative Selling Price
\$565,000 - \$610,000
Median Unit Price
Year ending June 2018: \$582,500



Rooms:
Property Type: Flat
Land Size: 327.547 sqm approx
Agent Comments

Comparable Properties



24/12-22 Cutts Av CROYDON 3136 (REI/VG)

Agent Comments



Price: \$610,000
Method: Private Sale
Date: 14/05/2018
Rooms: -
Property Type: Unit



8/12-22 Cutts Av CROYDON 3136 (REI)

Agent Comments



Price: \$597,000
Method: Private Sale
Date: 03/09/2018
Rooms: -
Property Type: Unit



5/36-38 Vernon St CROYDON 3136 (REI)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 17/09/2018
Rooms: -
Property Type: Unit