

brady@hoskins.com.au

0468 661 566

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

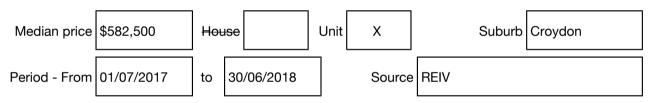
ass 36/12-22 Cutts Avenue, Croydon Vic 3136 and ade

Indicative selling price

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

Range between	\$565,000	&	\$610,000	
				1

Median sale price



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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propertydata

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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. 36/12-22 Cutts Avenue, Croydon Vic 3136







Rooms: Property Type: Flat Land Size: 327.547 sqm approx Agent Comments 03 9722 9755 0468 661 566 brady@hoskins.com.au

Brady Stanton

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

Comparable Properties

24/12-22 Cutts Av CROYDON 3136 (REI/VG) 3 1 1 1 Price: \$610,000 Method: Private Sale Date: 14/05/2018 Rooms: - Property Type: Unit	Agent Comments
8/12-22 Cutts Av CROYDON 3136 (REI) 3 1 2 Price: \$597,000 Method: Private Sale Date: 03/09/2018 Rooms: - Property Type: Unit	Agent Comments
5/36-38 Vernon St CROYDON 3136 (REI) 2 1 2 2 Price: \$550,000 Method: Private Sale Date: 17/09/2018 Rooms: - Property Type: Unit	Agent Comments

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REIV 🗢 propertydata

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