





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/21 PASCOE AVENUE, CROYDON, VIC







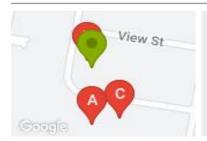
Indicative Selling Price

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

Single Price: \$795,000

Provided by: Brad Carlin-Smith, The Hopkins Group

MEDIAN SALE PRICE



CROYDON, VIC, 3136

Suburb Median Sale Price (House)

\$880,000

01 April 2022 to 31 March 2023

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



3/30 PASCOE AVE, CROYDON, VIC 3136







Sale Price

*\$832,500

Sale Date: 21/04/2023

Distance from Property: 101m





19 PASCOE AVE, CROYDON, VIC 3136







Sale Price

*\$1,000,000

Sale Date: 05/05/2023

Distance from Property: 15m





34B PASCOE AVE, CROYDON, VIC 3136







Sale Price

\$811,500

Sale Date: 25/04/2023

Distance from Property: 101m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

| Property offered for sale | Pro | perty | offered | for | sale |
|---------------------------|-----|-------|---------|-----|------|
|---------------------------|-----|-------|---------|-----|------|

| Address Including suburb and postcode | 2/21 PASCOE AVENUE CROYDON, VIC 3136 |
|---|--------------------------------------|
|---|--------------------------------------|

Indicative selling price

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| Single Price: | \$795,000 |
|---------------|-----------|
| | |

Median sale price

| Median price | \$880,000 | Property type | Unit | Suburb | CROYDON |
|--------------|------------------------|---------------|------|------------|---------|
| Period | 01 April 2022 to 31 Ma | Source | p | ricefinder | |

Comparable property sales

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 |
|------------------------------------|--------------|--------------|
| 3/30 PASCOE AVE, CROYDON, VIC 3136 | *\$832,500 | 21/04/2023 |
| 19 PASCOE AVE, CROYDON, VIC 3136 | *\$1,000,000 | 05/05/2023 |
| 34B PASCOE AVE, CROYDON, VIC 3136 | \$811,500 | 25/04/2023 |

This Statement of Information was prepared on:

14/06/2023

