

## 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

1/1 CARLYLE STREET CROYDON VIC 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$780,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Croydon

Period-from

01 Sep 2022

to

31 Aug 2023

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

|                                 |           |           |
|---------------------------------|-----------|-----------|
| 56 ERVIN ROAD KILSYTH VIC 3137  | \$780,000 | 22-Mar-23 |
| 18 KEPSI PLACE CROYDON VIC 3136 | \$845,000 | 11-Aug-23 |
| 3 TIMMS COURT KILSYTH VIC 3137  | \$865,000 | 16-Aug-23 |

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.~~

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**56 ERVIN ROAD KILSYTH VIC 3137** Sold Price **\$780,000** Sold Date **22-Mar-23**

4 1 2

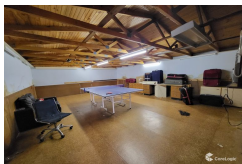
Distance **0.87km**



**18 KEPSI PLACE CROYDON VIC 3136** Sold Price <sup>RS</sup> **\$845,000** Sold Date **11-Aug-23**

4 2 2

Distance **1.22km**



**3 TIMMS COURT KILSYTH VIC 3137** Sold Price <sup>RS</sup> **\$865,000** Sold Date **16-Aug-23**

4 1 6

Distance **0.56km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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