

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

7 Kallay Street, Croydon

Indicative selling price

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

**SINGLE
PRICE**

\$695,000

Median sale price

**MEDIAN
PRICE**

\$760,000

HOUSE

X

SUBURB

Croydon

**PERIOD -
FROM**

1st July 2018

TO

30th September 2018

SOURCE

REIV

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

2 Diana Street, Croydon

\$777,000

09.10.2018

5 Inverness Court, Croydon

\$780,000

25.07.2018

82 Lee-Ann Crescent, Croydon

\$705,000

17.07.2018

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Comparable properties



\$777,000

2 Diana Street, Croydon, Victoria

DATE: 09.10.2018

PROPERTY TYPE: House

 3
  2
 1
  849 sqm x



\$780,000

5 Inverness Court, Croydon, Victoria

DATE: 25.07.2018

PROPERTY TYPE: House

 3
  2
 2
  1049 sqm



\$705,000

82 Lee-Ann Crescent, Croydon, Victoria

DATE: 17.07.2018

PROPERTY TYPE: House

 3
  2
 4
  864 sqm x

Our Difference



Average of only
21 days on market



We pay your
marketing fees



Highest price
guarantee