

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

5 Churchill Road Croydon VIC 3136

Indicative selling price

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

Single Price

or range
between

\$620,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Croydon

Period-from

01 Feb 2019

to

31 Jan 2020

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

2/123 Lincoln Road Croydon VIC 3136	\$631,000	30-Oct-19
10A Warruga Court Croydon VIC 3136	\$642,000	29-Oct-19
15 Kilsyth Avenue Kilsyth VIC 3137	\$603,000	17-Oct-19

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.~~

This Statement of Information was prepared on: 25 February 2020



2/123 Lincoln Road Croydon VIC 3136

 2  2  2

Sold Price

\$631,000

Sold Date

30-Oct-19

Distance

0.58km



10A Warruga Court Croydon VIC 3136

 2  1  1

Sold Price

\$642,000

Sold Date

29-Oct-19

Distance

0.59km



15 Kilsyth Avenue Kilsyth VIC 3137

 2  1  2

Sold Price

\$603,000

Sold Date

17-Oct-19

Distance

2.65km

RS = Recent sale

UN = Undisclosed Sale

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