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

6 Wicklow Avenue, Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$600,000		&		\$650,000				
Median sale price									
Median price	\$722,500	Pro	Property Type Ho		ouse		Suburb	Croydon	
Period - From	01/07/2020	to	30/09/2020		So	ource	REIV		

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.

Ad	dress of comparable property	Price	Date of sale
1	4/19 Nursery Rd CROYDON 3136	\$649,500	12/11/2020
2	1/5 Beaufort Rd CROYDON 3136	\$628,200	10/07/2020
3	4/12 Ryland Av CROYDON 3136	\$622,000	23/06/2020

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.

This Statement of Information was prepared on:

04/12/2020 10:11





Coole 200 ChE / Arbus, Maxar Technologies



Property Type: House Land Size: 404 sqm approx Agent Comments Christopher Clerke 03 9725 0000 0459 101 811 chrisclerke@methven.com.au

Indicative Selling Price \$600,000 - \$650,000 Median House Price September quarter 2020: \$722,500

Comparable Properties

	4/19 Nursery Rd CROYDON 3136 (REI) 2 1 - Price: \$649,500 Method: Private Sale Date: 12/11/2020 Property Type: House (Res)	Agent Comments
Neilones	1/5 Beaufort Rd CROYDON 3136 (REI/VG) 2 1 2 2 Price: \$628,200 Method: Private Sale Date: 10/07/2020 Rooms: 3 Property Type: House Land Size: 380 sqm approx	Agent Comments
Aretesienus	4/12 Ryland Av CROYDON 3136 (REI/VG) 2 1 2 2 Price: \$622,000 Method: Private Sale Date: 23/06/2020 Property Type: Unit Land Size: 261 sqm approx	Agent Comments

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354



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.