

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$600,000

&

\$650,000

### Median sale price

Median price \$722,500

Property Type House

Suburb Croydon

Period - From 01/07/2020

to 30/09/2020

Source 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.

	Address 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



**Property Type:** House

**Land Size:** 404 sqm approx

**Agent Comments**

## Comparable Properties



**4/19 Nursery Rd CROYDON 3136 (REI)**

**Agent Comments**



**Price:** \$649,500

**Method:** Private Sale

**Date:** 12/11/2020

**Property Type:** House (Res)



**1/5 Beaufort Rd CROYDON 3136 (REI/VG)**

**Agent Comments**



**Price:** \$628,200

**Method:** Private Sale

**Date:** 10/07/2020

**Rooms:** 3

**Property Type:** House

**Land Size:** 380 sqm approx



**4/12 Ryland Av CROYDON 3136 (REI/VG)**

**Agent Comments**



**Price:** \$622,000

**Method:** Private Sale

**Date:** 23/06/2020

**Property Type:** Unit

**Land Size:** 261 sqm approx