

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

12 Carroll Avenue, Croydon Vic 3136

Indicative selling price

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

Range between \$840,000 & \$910,000

Median sale price

Median price \$781,000 House X Unit Suburb Croydon

Period - From 01/01/2018 to 31/12/2018 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	14 Mary Ct CROYDON NORTH 3136	\$900,000	20/10/2018
2	6 Albury Ct CROYDON NORTH 3136	\$885,000	05/11/2018
3	5 Bartlett Av CROYDON 3136	\$853,000	23/11/2018

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.



 4  2  2

Rooms:

Property Type: House (Res)

Land Size: 834 sqm approx

Agent Comments

Indicative Selling Price

\$840,000 - \$910,000

Median House Price

Year ending December 2018: \$781,000

Comparable Properties



14 Mary Ct CROYDON NORTH 3136 (REI/VG)

Agent Comments

 4  2  2

Price: \$900,000

Method: Auction Sale

Date: 20/10/2018

Rooms: 8

Property Type: House (Res)

Land Size: 786 sqm approx



6 Albury Ct CROYDON NORTH 3136 (REI/VG)

Agent Comments

 4  2  2

Price: \$885,000

Method: Private Sale

Date: 05/11/2018

Rooms: 5

Property Type: House (Res)

Land Size: 711 sqm approx



5 Bartlett Av CROYDON 3136 (REI/VG)

Agent Comments

 4  2  2

Price: \$853,000

Method: Private Sale

Date: 23/11/2018

Rooms: 5

Property Type: House

Land Size: 855 sqm approx