

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

18 Croydon Way 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

\$670,000

&

\$737,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Croydon

Period-from

01 Sep 2018

to

31 Aug 2019

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

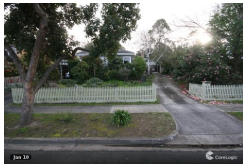
Date of sale

| | | |
|--|-----------|-----------|
| 26 Mariana Avenue Croydon South VIC 3136 | \$699,950 | 03-Jun-19 |
| 7 Juliana Court Croydon VIC 3136 | \$686,000 | 29-Jul-19 |
| 33 Central Avenue Croydon South VIC 3136 | \$685,000 | 26-Aug-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: 17 September 2019



**26 Mariana Avenue Croydon South
VIC 3136**

3 1 2

Sold Price

\$699,950

Sold Date

03-Jun-19

Distance

0.93km



7 Juliana Court Croydon VIC 3136

3 1 2

Sold Price

^{RS} **\$686,000**

Sold Date

29-Jul-19

Distance

1.41km



**33 Central Avenue Croydon South
VIC 3136**

3 1 2

Sold Price

^{RS} **\$685,000**

Sold Date

26-Aug-19

Distance

1.55km

RS = Recent sale

UN = Undisclosed Sale

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