



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Unit offered for sale 1&3/37 Ainslie Park Avenue, CROYDON 3136

Unit



2 beds



1 baths



1 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Unit 1 Range **\$595,000 - \$650,000**

Unit 3 Range **\$575,000 - \$620,000**

### Suburb unit median sale price

Median **Unit** for **CROYDON** for period **Oct 2018 - Sep 2019**

Sourced from **CoreLogic**.

## \$553,500

### Comparable property sales

These are the three units 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 the most comparable to the property for sale.

#### Unit 1

**2/172 Mt Dandenong Road,**  
Ringwood East 3135 Price **\$580,000** Sold 04  
August 2019

**2/10 Mirabel Ave,**  
Ringwood East 3135 Price **\$650,000** Sold 28  
October 2019

**3/9 Norman Road,**  
Croydon 3136 Price **\$625,000** Sold 15  
October 2019

#### Unit 3

**32/12-22 Cutts Ave,**  
Croydon 3136 Price **\$545,000** Sold 23  
August 2019

**1/26 Kalinda Road,**  
Croydon 3136 Price **\$615,000** Sold 23  
September 2019

**3/17 Wicklow Ave,**  
Croydon 3136 Price **\$560,000** Sold 30  
August 2019

### Stockdale & Leggo Croydon

149 Main Street,  
Croydon VIC 3136

### Contact agents



**Chris Price**  
Stockdale & Leggo

03 9723 0060  
0412 590 441  
[chris.price@stockdaleleggo.com.au](mailto:chris.price@stockdaleleggo.com.au)



**Benjamin Hollow**  
Stockdale & Leggo

03 9723 0060  
0425 407363  
[benjamin.hollow@stockdaleleggo.com.au](mailto:benjamin.hollow@stockdaleleggo.com.au)

**Stockdale  
& Leggo**

This Statement of Information was prepared on 31st Oct 2019

## Additional Information

prepared by Chris Price on 31/10/19

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from CoreLogic.

