

# 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

2 Ainslie Park 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)

Single price \$719,500

### Median sale price

Median price \$725,000

Property Type House

Suburb Croydon

Period - From 01/07/2019

to 30/09/2019

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	7 Sandgate Av CROYDON 3136	\$780,000	30/11/2019
2	13 Tynong St CROYDON 3136	\$713,000	30/11/2019
3	1 Hinkley Av CROYDON 3136	\$700,000	14/10/2019

**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:

02/12/2019 11:07



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 835 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$719,500  
**Median House Price**  
September quarter 2019: \$725,000

## Comparable Properties



**7 Sandgate Av CROYDON 3136 (REI)**

Agent Comments



**Price:** \$780,000  
**Method:** Auction Sale  
**Date:** 30/11/2019  
**Property Type:** House (Res)  
**Land Size:** 862 sqm approx

**13 Tynong St CROYDON 3136 (REI)**

Agent Comments



**Price:** \$713,000  
**Method:** Auction Sale  
**Date:** 30/11/2019  
**Property Type:** House (Res)  
**Land Size:** 1026 sqm approx



**1 Hinkley Av CROYDON 3136 (REI)**

Agent Comments



**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 14/10/2019  
**Property Type:** House  
**Land Size:** 876 sqm approx