Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2 Ainslie Park Avenue, Croydon Vic 3136

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquo	ting		
Single pric	e \$719,500							
Median sale p	rice							
Median price	\$725,000	Pro	operty Type	Ηοι	ise		Suburb	Croydon
Period - From	01/07/2019	to	30/09/2019		Sc	ource	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.

Ad	dress 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)



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

13 Tynong St CROYDON 3136 (REI)

Agent Comments



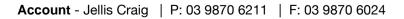
Price: \$713,000 Method: Auction Sale Date: 30/11/2019 Property Type: House (Res) Land Size: 1026 sqm approx



1 Hinkley Av CROYDON 3136 (REI)



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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.