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

38 Cameron Road, Croydon Vic 3136

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$650,000		&		\$715,000			
Median sale p	rice							
Median price	\$725,000	Pro	operty Type	Hou	ise		Suburb	Croydon
Period - From	01/10/2018	to	30/09/2019		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	19 Sheridan Av MOOROOLBARK 3138	\$714,000	30/09/2019
2	393 Mt Dandenong Rd CROYDON 3136	\$705,000	09/10/2019
3	51 Pascoe Av CROYDON 3136	\$675,000	07/08/2019

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:

11/11/2019 09:38





Grant Lynch





Property Type: House Land Size: 1115 sqm approx Agent Comments 9908 5700 0408110 011 grantlynch@jelliscraig.com.au

Indicative Selling Price \$650,000 - \$715,000 Median House Price Year ending September 2019: \$725,000

Comparable Properties



1 - 1 - 1 - 1

19 Sheridan Av MOOROOLBARK 3138 (REI)

Price: \$714,000 Method: Private Sale Date: 30/09/2019 Rooms: 5 Property Type: House

Price: \$705,000 Method: Private Sale Date: 09/10/2019 Rooms: 5

393 Mt Dandenong Rd CROYDON 3136 (REI/VG)

Agent Comments

Agent Comments



Property Type: House (Res) Land Size: 912 sqm approx

Agent Comments



Price: \$675,000 Method: Sale Date: 07/08/2019 Property Type: House (Res) Land Size: 1048 sqm approx

Land Size: 1048 sqm a

Account - Jellis Craig | P: (03) 9908 5700



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.