

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 consumer.vic.gov.au/underquoting

Range between \$650,000 & \$715,000

Median sale price

Median price \$725,000 Property Type House Suburb Croydon

Period - From 01/10/2018 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	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



Property Type: House

Land Size: 1115 sqm approx

Agent Comments

Comparable Properties



19 Sheridan Av MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$714,000

Method: Private Sale

Date: 30/09/2019

Rooms: 5

Property Type: House



**393 Mt Dandenong Rd CROYDON 3136
(REI/VG)**

Agent Comments



Price: \$705,000

Method: Private Sale

Date: 09/10/2019

Rooms: 5

Property Type: House (Res)

Land Size: 912 sqm approx

51 Pascoe Av CROYDON 3136 (VG)

Agent Comments



Price: \$675,000

Method: Sale

Date: 07/08/2019

Property Type: House (Res)

Land Size: 1048 sqm approx