

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 3/7 Victory Street, Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$580,000 & \$620,000

Median sale price

Median price \$582,500 House Unit X Suburb Croydon

Period - From 01/07/2017 to 30/06/2018 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	1/6 Victory St CROYDON 3136	\$665,000	25/04/2018
2	4/16 Jackson St CROYDON 3136	\$646,000	14/07/2018
3	5/12 Karingal St CROYDON NORTH 3136	\$620,000	11/04/2018

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.

3/7 Victory Street, Croydon Vic 3136



3 2 2

Rooms:
Property Type: Townhouse
(Single)
Land Size: 240 sqm approx
Agent Comments

Indicative Selling Price
\$580,000 - \$620,000
Median Unit Price
Year ending June 2018: \$582,500

Comparable Properties



1/6 Victory St CROYDON 3136 (VG)

Agent Comments

3 - -

Price: \$665,000
Method: Sale
Date: 25/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 246 sqm approx



4/16 Jackson St CROYDON 3136 (REI/VG)

Agent Comments

3 2 1

Price: \$646,000
Method: Auction Sale
Date: 14/07/2018
Rooms: 4
Property Type: Unit
Land Size: 285 sqm approx



5/12 Karingal St CROYDON NORTH 3136
(REI/VG)

Agent Comments

3 1 2

Price: \$620,000
Method: Private Sale
Date: 11/04/2018
Rooms: 4
Property Type: Unit
Land Size: 222 sqm approx