

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 Moore Avenue Croydon VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$660,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Croydon

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

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 6 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

1/56 Hull Road Croydon VIC 3136	\$660,000	10-Sep-19
2/11 Donald Street Croydon VIC 3136	\$710,000	11-Sep-19
39A Lee-Ann Crescent Croydon VIC 3136	\$695,000	28-Sep-19

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 6 months.~~

This Statement of Information was prepared on: 26 November 2019



1/56 Hull Road Croydon VIC 3136

Sold Price

\$660,000

Sold Date

10-Sep-19

 3  2  2

Distance

0.52km



2/11 Donald Street Croydon VIC 3136

Sold Price

\$710,000

Sold Date

11-Sep-19

 3  2  2

Distance

0.83km



39A Lee-Ann Crescent Croydon VIC 3136

Sold Price

^{RS} **\$695,000** ^{UN}

Sold Date

28-Sep-19

 3  2  2

Distance

1.93km

RS = Recent sale

UN = Undisclosed Sale

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