

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

19 Wicklow Avenue, Croydon Vic 3136

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$720,000

Property Type House

Suburb Croydon

Period - From 01/07/2018

to 30/06/2019

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.

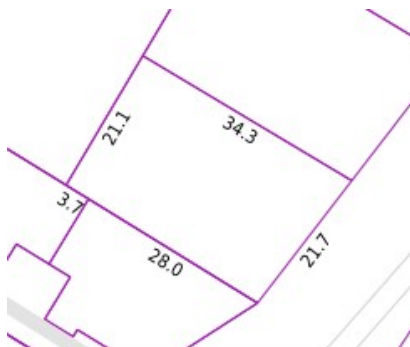
	Address of comparable property	Price	Date of sale
1	158 Mt Dandenong Rd RINGWOOD EAST 3135	\$670,000	08/07/2019
2	16 Hull Rd CROYDON 3136	\$650,000	13/04/2019
3	153 Mt Dandenong Rd RINGWOOD EAST 3135	\$645,000	03/06/2019

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:

25/09/2019 13:00



Property Type: Land
Land Size: 704 sqm approx
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median House Price
Year ending June 2019: \$720,000

Comparable Properties



158 Mt Dandenong Rd RINGWOOD EAST 3135 Agent Comments
(REI/VG)



Price: \$670,000
Method: Private Sale
Date: 08/07/2019
Property Type: House
Land Size: 697 sqm approx



16 Hull Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$650,000
Method: Auction Sale
Date: 13/04/2019
Property Type: House (Res)
Land Size: 708 sqm approx



153 Mt Dandenong Rd RINGWOOD EAST 3135 Agent Comments
(REI/VG)



Price: \$645,000
Method: Private Sale
Date: 03/06/2019
Property Type: House
Land Size: 673 sqm approx