

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 5 Broughton Avenue, Croydon Vic 3136

Indicative selling price

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

Range between \$720,000 & \$790,000

Median sale price

Median price \$760,000 House Unit Suburb Croydon

Period - From 01/07/2018 to 30/09/2018 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	95 Alto Av CROYDON 3136	\$780,000	23/06/2018
2	13 Dixon Av CROYDON 3136	\$751,000	22/10/2018
3	13 Yarra Rd CROYDON 3136	\$720,000	25/07/2018

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.



Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 906 sqm approx
Agent Comments

Indicative Selling Price
\$720,000 - \$790,000
Median House Price
September quarter 2018: \$760,000

Comparable Properties



95 Alto Av CROYDON 3136 (REI/VG)

Agent Comments



Price: \$780,000
Method: Auction Sale
Date: 23/06/2018
Rooms: -
Property Type: Land (Res)
Land Size: 892 sqm approx



13 Dixon Av CROYDON 3136 (REI)

Agent Comments



Price: \$751,000
Method: Private Sale
Date: 22/10/2018
Rooms: 4
Property Type: House (Res)
Land Size: 900 sqm approx



13 Yarra Rd CROYDON 3136 (VG)

Agent Comments



Price: \$720,000
Method: Sale
Date: 25/07/2018
Rooms: -
Property Type: House (Res)
Land Size: 864 sqm approx