
STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

12 Carroll Avenue, Croydon, VIC 3136

INDICATIVE SELLING PRICE

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

Range Between \$880,000 & \$960,000

MEDIAN SALE PRICE

Median price \$760,000 | House | Croydon (3136)

Period - From 1 July 2018 to 30 September 2018 | Source - REIV

COMPARABLE PROPERTY SALES

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
5 VIEWMONT COURT, CROYDON NORTH VIC 3136	\$950,500	13/08/2018
30 CAMERON ROAD, CROYDON VIC 3136	\$920,000	08/09/2018
6 ALBURY COURT, CROYDON NORTH VIC 3136	\$885,000	05/11/2018