

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

1 Paris Avenue, Croydon South Vic 3136

Indicative selling price

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

Range between

\$690,000

&

\$750,000

Median sale price

Median price

\$762,500

House

X

Unit

Suburb

Croydon South

Period - From

01/01/2018

to

31/12/2018

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	24 Day Cr BAYSWATER NORTH 3153	\$740,000	06/02/2019
2	43 Sellick Dr CROYDON 3136	\$740,000	12/03/2019
3	3 Mackenzie Ct CROYDON SOUTH 3136	\$690,000	09/11/2018

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: 886 sqm approx

Agent Comments

Comparable Properties



24 Day Cr BAYSWATER NORTH 3153 (REI/VG) **Agent Comments**



Price: \$740,000

Method: Private Sale

Date: 06/02/2019

Rooms: -

Property Type: House

Land Size: 792 sqm approx



43 Sellick Dr CROYDON 3136 (REI) **Agent Comments**



Price: \$740,000

Method: Private Sale

Date: 12/03/2019

Rooms: 5

Property Type: House

Land Size: 1032 sqm approx



3 Mackenzie Ct CROYDON SOUTH 3136 (REI/VG) **Agent Comments**



Price: \$690,000

Method: Private Sale

Date: 09/11/2018

Rooms: 5

Property Type: House

Land Size: 871 sqm approx