

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

1/116 Hull Road, Croydon Vic 3136

Indicative selling price

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

Range between \$770,000 & \$840,000

Median sale price

Median price \$887,500 Property Type House Suburb Croydon

Period - From 01/10/2022 to 30/09/2023 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	18 Kepsi Pl CROYDON 3136	\$845,000	11/08/2023
2	1/4 Shield Ct KILSYTH 3137	\$780,000	06/10/2023
3	2/315 Maroondah Hwy CROYDON NORTH 3136	\$752,500	20/10/2023

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:

02/11/2023 11:38

1/116 Hull Road, Croydon Vic 3136

**Jellis
Craig**

Alan Hodges

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Indicative Selling Price

\$770,000 - \$840,000

Median House Price

Year ending September 2023: \$887,500



 4  2  2

Property Type: Townhouse

Agent Comments

Comparable Properties



18 Kepsi PI CROYDON 3136 (REI)

Agent Comments

 4  2  2

Price: \$845,000

Method: Private Sale

Date: 11/08/2023

Property Type: House

Land Size: 163 sqm approx



1/4 Shield Ct KILSYTH 3137 (REI)

Agent Comments

 3  2  2

Price: \$780,000

Method: Private Sale

Date: 06/10/2023

Property Type: Townhouse (Single)



2/315 Maroondah Hwy CROYDON NORTH 3136 (REI) Agent Comments

 3  2  2

Price: \$752,500

Method: Private Sale

Date: 20/10/2023

Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024



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