

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

1/137 Hull Road, Croydon Vic 3136

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$925,000

Property Type

House

Suburb

Croydon

Period - From

07/05/2023

to

06/05/2024

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	6 Sunray Ct CROYDON 3136	\$765,000	14/12/2023
2	12 Durham Rd KILSYTH 3137	\$750,000	12/12/2023
3	19 Dunoon St MOOROOLBARK 3138	\$700,000	30/01/2024

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:

07/05/2024 18:06



3 1 2

Property Type: House
Land Size: 367 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median House Price
07/05/2023 - 06/05/2024: \$925,000

Comparable Properties



6 Sunray Ct CROYDON 3136 (REI)

Agent Comments

3 1 1

Price: \$765,000
Method: Auction Sale
Date: 14/12/2023
Property Type: House (Res)



12 Durham Rd KILSYTH 3137 (REI/VG)

Agent Comments

3 1 1

Price: \$750,000
Method: Private Sale
Date: 12/12/2023
Property Type: House
Land Size: 530 sqm approx



19 Dunoon St MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 1 1

Price: \$700,000
Method: Private Sale
Date: 30/01/2024
Property Type: House
Land Size: 396 sqm approx