

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

11 CARLYLE STREET CROYDON VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$770,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$926,000

Property type

House

Suburb

Croydon

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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 6 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

25 DIXON AVENUE CROYDON VIC 3136	\$785,000	09-Jan-24
17 BARTLETT AVENUE CROYDON VIC 3136	\$790,000	13-Apr-24
29 JESMOND ROAD CROYDON VIC 3136	\$700,000	08-Apr-24

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 6 months.~~

This Statement of Information was prepared on: 20 June 2024

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**25 DIXON AVENUE CROYDON VIC 3136**

Sold Price

RS

\$785,000

Sold Date

09-Jan-24

3

1

2

Distance

1.76km**17 BARTLETT AVENUE CROYDON VIC 3136**

Sold Price

\$790,000

Sold Date

13-Apr-24

3

1

1

Distance

1.8km**29 JESMOND ROAD CROYDON VIC 3136**

Sold Price

\$700,000

Sold Date

08-Apr-24

3

1

2

Distance

1.71km

RS = Recent sale

UN = Undisclosed Sale

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