

## 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

18 HYTON CRESCENT CROYDON VIC 3136

### Indicative selling price

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

Single Price

or range  
between

\$1,300,000

&

\$1,400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$871,750

Property type

House

Suburb

Croydon

Period-from

01 Jul 2022

to

30 Jun 2023

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

78-80 RICHARDSON ROAD CROYDON NORTH VIC 3136	\$1,375,000	24-May-23
3 GLENORA AVENUE CROYDON VIC 3136	\$1,300,300	17-Jun-23
1 HINKLEY AVENUE CROYDON VIC 3136	\$1,275,000	15-Jul-23

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: 25 July 2023



## 78-80 RICHARDSON ROAD CROYDON NORTH VIC 3136

4 2 2

Sold Price <sup>RS</sup> **\$1,375,000** Sold Date **24-May-23**

Distance **0.96km**

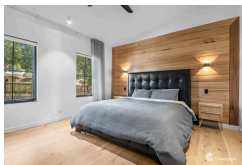


## 3 GLENORA AVENUE CROYDON VIC 3136

4 2 2

Sold Price <sup>RS</sup> **\$1,300,300** Sold Date **17-Jun-23**

Distance **0.96km**



## 1 HINKLEY AVENUE CROYDON VIC 3136

4 2 1

Sold Price <sup>RS</sup> **\$1,275,000** Sold Date **15-Jul-23**

Distance **1.09km**

RS = Recent sale

UN = Undisclosed Sale

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