

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

2/17 RUSKIN AVENUE 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

\$695,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$656,750

Property type

Unit

Suburb

Croydon

Period-from

01 Nov 2022

to

31 Oct 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

3/19 BRAEMAR STREET CROYDON VIC 3136	\$749,500	20-Sep-23
3/3 JACKSON STREET CROYDON VIC 3136	\$740,000	13-Sep-23
2/11 ERVIN ROAD KILSYTH VIC 3137	\$750,000	15-Sep-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: 13 November 2023



3/19 BRAEMAR STREET CROYDON VIC 3136

3 2 2

Sold Price

^{RS} **\$749,500**

Sold Date **20-Sep-23**

Distance **1.06km**



3/3 JACKSON STREET CROYDON VIC 3136

3 2 2

Sold Price

\$740,000

Sold Date **13-Sep-23**

Distance **0.58km**



2/11 ERVIN ROAD KILSYTH VIC 3137

3 2 2

Sold Price

\$750,000

Sold Date **15-Sep-23**

Distance **1.02km**

RS = Recent sale UN = Undisclosed Sale

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