

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

32/12-22 CUTTS AVENUE CROYDON VIC 3136

Indicative selling price

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

Price Range:

\$640,000

to

\$680,000

Median sale price

Median price

\$670,000

Property type

Unit

Suburb

Croydon

Period - From

01/05/2023

to

30/04/2024

Source

Corelogic

Comparable property sales

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) 9/21-23 CUTTS AVENUE CROYDON VIC 3136	\$675,000	20/05/2024
2) 6/60-62 BEAUFORT ROAD CROYDON VIC 3136	\$642,000	09/05/2024
3) 2/10 MIRABEL AVENUE RINGWOOD EAST VIC 3135	\$690,000	13/02/2024

This Statement of Information was prepared on: 21/05/2024