

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
2/56 Hull Road, Croydon Vic 3136

Indicative selling price

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

Single price \$665,000

Median sale price

Median price \$582,500 House Unit X Suburb Croydon

Period - From 01/07/2017 to 30/06/2018 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	5 Hubble Rd CROYDON 3136	\$685,000	11/07/2018
2	1/6 Victory St CROYDON 3136	\$665,000	25/04/2018
3	2/3 Russo PI KILSYTH 3137	\$648,000	04/09/2018

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.~~

2/56 Hull Road, Croydon Vic 3136



Rooms:
Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$665,000
Median Unit Price
Year ending June 2018: \$582,500

Comparable Properties



5 Hubble Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$685,000
Method: Private Sale
Date: 11/07/2018
Rooms: 4
Property Type: House
Land Size: 281 sqm approx



1/6 Victory St CROYDON 3136 (VG)

Agent Comments



Price: \$665,000
Method: Sale
Date: 25/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 246 sqm approx



2/3 Russo PI KILSYTH 3137 (REI)

Agent Comments



Price: \$648,000
Method: Private Sale
Date: 04/09/2018
Rooms: -
Property Type: Townhouse (Single)