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<br>Including suburb and postcode | 1/2 Anthony 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 | $685,000 | & | $750,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $850,000 | Property type | House | Suburb | Croydon |
| Period-from | 01 Sep 2020 | to | 31 Aug 2021 | 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 |
|---|---|---|
| 1/43 Vernon Street Croydon VIC 3136 | $682,500 | 17-Apr-21 |
| 2 Park Lane Croydon VIC 3136 | $760,000 | 27-May-21 |
| 61 Surrey Road East Croydon VIC 3136 | $675,000 | 14-Jul-21 |

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.~~

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**1/43 Vernon Street Croydon VIC 3136**

2 1 2

Sold Price **$682,500** Sold Date **17-Apr-21**

Distance **1.39km**



**2 Park Lane Croydon VIC 3136**

2 1 1

Sold Price **$760,000** Sold Date **27-May-21**

Distance **1.58km**



**61 Surrey Road East Croydon VIC 3136**

2 1 1

Sold Price **$675,000** Sold Date **14-Jul-21**

Distance **2.19km**

**RS** = Recent sale **UN** = Undisclosed Sale

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