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	13 Thomas Street Croydon South 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	$870,000	&	$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$808,750	Property type	House	Suburb	Croydon South
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
39 Thurleigh Avenue Croydon South VIC 3136	$915,000	23-Jun-21
18 Thurleigh Avenue Croydon South VIC 3136	$927,000	17-Jul-21
17 Valley Court Croydon South VIC 3136	$942,000	24-Apr-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.~~

This Statement of Information was prepared on: 20 September 2021

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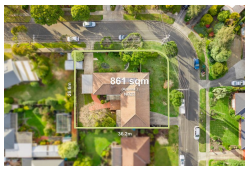


39 Thurleigh Avenue Croydon South VIC 3136

3 2 2

Sold Price RS $915,000 Sold Date 23-Jun-21

Distance 0.37km



18 Thurleigh Avenue Croydon South VIC 3136

3 2 4

Sold Price RS $927,000 Sold Date 17-Jul-21

Distance 0.33km



17 Valley Court Croydon South VIC 3136

3 2 2

Sold Price $942,000 Sold Date 24-Apr-21

Distance 0.94km

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

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