

### Unit Offered for Sale

25/12-22 Cutts Avenue Croydon VIC 3136

 3  1  1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$560,000 & \$610,000

### Median Sale Price

\$495,000 Units in Croydon between Aug 2016 - Jul 2017

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.



**16/12-22 Cutts Avenue Croydon VIC 3136** Sold Price **\$545,000** Sold Date **29-Apr-17**

 2  1  1

Distance **0.06km**



**14/12-22 Cutts Avenue Croydon VIC 3136** Sold Price **\$560,000** Sold Date **02-Mar-17**

 3  1  2

Distance **0.07km**



**33/12-22 Cutts Avenue Croydon VIC 3136** Sold Price **\$600,000** Sold Date **23-Feb-17**

 3  1  2

Distance **0.08km**

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