

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

43 Sellick Drive, Croydon Vic 3136

Indicative selling price

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

Single price \$869,000

Median sale price

Median price \$770,000 House Unit Suburb Croydon

Period - From 01/04/2018 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	328 Mt Dandenong Rd CROYDON 3136	\$895,000	11/05/2018
2	5 Ulysses Av CROYDON SOUTH 3136	\$820,000	04/05/2018
3	20 Ervin Rd KILSYTH 3137	\$800,000	14/07/2018

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.

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Indicative Selling Price
\$869,000

Median House Price
June quarter 2018: \$770,000



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 1028 sqm approx

[Agent Comments](#)

Comparable Properties



328 Mt Dandenong Rd CROYDON 3136 (REI)

[Agent Comments](#)



Price: \$895,000

Method: Private Sale

Date: 11/05/2018

Rooms: 4

Property Type: House

Land Size: 1216 sqm approx



5 Ulysses Av CROYDON SOUTH 3136 (REI)

[Agent Comments](#)



Price: \$820,000

Method: Sold Before Auction

Date: 04/05/2018

Rooms: 5

Property Type: House (Res)

Land Size: 872 sqm approx



20 Ervin Rd KILSYTH 3137 (REI)

[Agent Comments](#)



Price: \$800,000

Method: Auction Sale

Date: 14/07/2018

Rooms: -

Property Type: House (Res)

Land Size: 1020 sqm approx