

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	164 Yarra Road, Croydon North Vic 3136
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Indicative selling price

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

Range between	\$850,000	&	\$920,000
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Median sale price

Median price	\$857,500	House	X	Unit		Suburb	Croydon North
Period - From	01/10/2017	to	30/09/2018	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	8 Ernest Rd CROYDON 3136	\$910,000	14/08/2018
2	12 Chisholm Ct CROYDON NORTH 3136	\$895,000	29/05/2018
3	39 Humber Rd CROYDON NORTH 3136	\$868,000	10/08/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$850,000 - \$920,000
Median House Price
Year ending September 2018: \$857,500

Comparable Properties

8 Ernest Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$910,000
Method: Private Sale
Date: 14/08/2018
Rooms: -
Property Type: House (Res)
Land Size: 1144 sqm approx



12 Chisholm Ct CROYDON NORTH 3136 (REI/VG)

Agent Comments



Price: \$895,000
Method: Private Sale
Date: 29/05/2018
Rooms: 5
Property Type: House (Res)
Land Size: 1435 sqm approx



39 Humber Rd CROYDON NORTH 3136 (REI)

Agent Comments



Price: \$868,000
Method: Private Sale
Date: 10/08/2018
Rooms: -
Property Type: House
Land Size: 1468 sqm approx