

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb

Period - From to Source

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	1 James Milne Dr CROYDON NORTH 3136	\$818,999	07/09/2018
2	3 Collins Gr CROYDON NORTH 3136	\$770,256	16/10/2018
3	12 Susans Ct CROYDON NORTH 3136	\$755,000	20/09/2018

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: House (Previously Occupied - Detached)

Land Size: 864 sqm approx

Agent Comments

Indicative Selling Price

\$750,000 - \$825,000

Median House Price

Year ending September 2018: \$857,500

Comparable Properties



1 James Milne Dr CROYDON NORTH 3136 (VG) Agent Comments



Price: \$818,999

Method: Sale

Date: 07/09/2018

Rooms: -

Property Type: House (Res)

Land Size: 758 sqm approx



3 Collins Gr CROYDON NORTH 3136 (REI) Agent Comments



Price: \$770,256

Method: Private Sale

Date: 16/10/2018

Rooms: -

Property Type: House

Land Size: 857 sqm approx



12 Susans Ct CROYDON NORTH 3136 (REI/VG) Agent Comments



Price: \$755,000

Method: Private Sale

Date: 20/09/2018

Rooms: 4

Property Type: House (Res)

Land Size: 875 sqm approx