

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 12 San Martin Drive, Croydon North Vic 3136

Indicative selling price

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

Range between \$795,000 & \$870,000

Median sale price

Median price \$868,000 House Unit Suburb Croydon North

Period - From 01/07/2017 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	12 Marloo Ct CROYDON HILLS 3136	\$871,000	19/09/2018
2	22 Mary Ct CROYDON NORTH 3136	\$840,000	10/09/2018
3	10 Borola Ct CROYDON NORTH 3136	\$790,000	27/09/2018

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
\$795,000 - \$870,000
Median House Price
Year ending June 2018: \$868,000

Comparable Properties



12 Marloo Ct CROYDON HILLS 3136 (REI)

Agent Comments



Price: \$871,000
Method: Private Sale
Date: 19/09/2018
Rooms: -
Property Type: House



22 Mary Ct CROYDON NORTH 3136 (REI)

Agent Comments



Price: \$840,000
Method: Private Sale
Date: 10/09/2018
Rooms: -
Property Type: House



10 Borola Ct CROYDON NORTH 3136 (REI)

Agent Comments



Price: \$790,000
Method: Private Sale
Date: 27/09/2018
Rooms: -
Property Type: House (Res)