

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

2a Hartley Road, Croydon Vic 3136

Indicative selling price

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

Range between \$780,000

&

\$820,000

Median sale price

Median price \$755,000

Property Type House

Suburb Croydon

Period - From 01/01/2020

to 31/03/2020

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	5a William Rd CROYDON 3136	\$820,000	16/11/2019
2	47 ROSEMARY Av CROYDON HILLS 3136	\$806,888	14/11/2019
3	15 Todd Ct CROYDON 3136	\$800,000	28/01/2020

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.~~

This Statement of Information was prepared on:

06/05/2020 13:56



Property Type:
Agent Comments

Indicative Selling Price
\$780,000 - \$820,000
Median House Price
March quarter 2020: \$755,000

Comparable Properties



5a William Rd CROYDON 3136 (REI/VG)

Agent Comments

 4  2  2

Price: \$820,000
Method: Auction Sale
Date: 16/11/2019
Property Type: House (Res)
Land Size: 859 sqm approx



47 ROSEMARY Av CROYDON HILLS 3136 (VG) Agent Comments

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Price: \$806,888
Method: Sale
Date: 14/11/2019
Property Type: House (Res)
Land Size: 891 sqm approx



15 Todd Ct CROYDON 3136 (VG)

Agent Comments

 3  -  -

Price: \$800,000
Method: Sale
Date: 28/01/2020
Property Type: House (Res)
Land Size: 356 sqm approx