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 | cons | sumer.vic.gc | v.au/ | /underquot | ing | | |
|-----------------|-------------------|------|--------------|-------|------------|------|--------|---------|
| Range betweer | \$780,000 | | & | | \$820,000 | | | |
| Median sale pr | rice | | | | | | | |
| Median price | \$755,000 | Pro | operty Type | Hou | se | | Suburb | Croydon |
| Period - From | 01/01/2020 | to | 31/03/2020 | | So | urce | 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.

| Ad | dress 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)



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)



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

Agent Comments

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.