

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

10a Clement Crescent, Croydon Vic 3136

Indicative selling price

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

Range between

\$710,000

&

\$780,000

Median sale price

Median price

\$725,000

Property Type

House

Suburb

Croydon

Period - From

01/07/2019

to

30/09/2019

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	2/11 Donald St CROYDON 3136	\$710,000	11/09/2019
2			
3			

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:

22/10/2019 12:27



 3  2  2

Property Type: House (Res)

Land Size: 573 sqm approx

Agent Comments

Indicative Selling Price

\$710,000 - \$780,000

Median House Price

September quarter 2019: \$725,000

Comparable Properties



2/11 Donald St CROYDON 3136 (REI/VG)

Agent Comments

 3  2  2

Price: \$710,000

Method: Sold Before Auction

Date: 11/09/2019

Rooms: 5

Property Type: House (Res)

Land Size: 334 sqm approx

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.