

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

8 Mirnong Court, Croydon North Vic 3136

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$610,000

Property Type Unit

Suburb Croydon North

Period - From 01/10/2019

to 31/12/2019

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	26 Bardaster Blvd CHIRNSIDE PARK 3116	\$638,333	29/10/2019
2	2/8 Clement Cr CROYDON 3136	\$602,500	14/12/2019
3	19 Lincoln Rd CROYDON 3136	\$600,000	14/01/2020

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:

29/01/2020 09:29



 3  2  1

Property Type: Unit
Land Size: 273 sqm approx
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
December quarter 2019: \$610,000

Comparable Properties



26 Bardaster Blvd CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

 3  2  2

Price: \$638,333
Method: Private Sale
Date: 29/10/2019
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 213 sqm approx



2/8 Clement Cr CROYDON 3136 (REI)

Agent Comments

 3  1  1

Price: \$602,500
Method: Sold Before Auction
Date: 14/12/2019
Rooms: 5
Property Type: Unit
Land Size: 249 sqm approx



19 Lincoln Rd CROYDON 3136 (REI)

Agent Comments

 3  1  1

Price: \$600,000
Method: Private Sale
Date: 14/01/2020
Property Type: House
Land Size: 365 sqm approx