Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	8 Mirnong Court, Croydon North Vic 3136
Including suburb and	
postcode	

Indicative selling price

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

Range between \$600,000 & \$660,

Median sale price

Median price	\$610,000	Pro	perty Type Ur	it		Suburb	Croydon North
Period - From	01/10/2019	to	31/12/2019	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.

Address of comparable property

Aut	areas or comparable property	1 1100	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

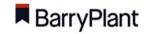
OR

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



Date of sale











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)

-3





Price: \$638,333 Method: Private Sale Date: 29/10/2019 Rooms: 5

Property Type: Townhouse (Res) Land Size: 213 sqm approx

Agent Comments



2/8 Clement Cr CROYDON 3136 (REI)







Price: \$602,500

Method: Sold Before Auction

Date: 14/12/2019

Rooms: 5

Property Type: Unit

Land Size: 249 sqm approx

Agent Comments



19 Lincoln Rd CROYDON 3136 (REI)

= 3





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

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



