

Miles Howell 9725 0000 0437 618 150 mileshowell@methven.com.au

### 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

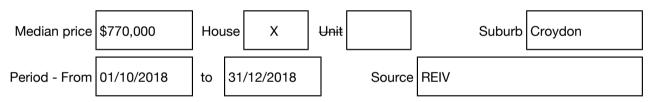
ss 1 Annie Court, Croydon Vic 3136 nd de

#### Indicative selling price

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

Range between	\$740,000	&	\$780,000
-			

#### Median sale price



#### 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	21 Warrien Rd CROYDON NORTH 3136	\$783,000	12/09/2018
2	3 Collins Gr CROYDON NORTH 3136	\$770,256	16/10/2018
3	18 Corrong Cr MOOROOLBARK 3138	\$750,000	24/01/2019

#### 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.

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propertydata

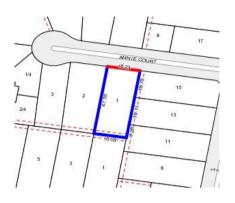
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners 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.



1 Annie Court, Croydon Vic 3136







Rooms: Property Type: House Land Size: 858.127990722656 sqm approx Agent Comments Miles Howell 9725 0000 0437 618 150 mileshowell@methven.com.au

Indicative Selling Price \$740,000 - \$780,000 Median House Price December quarter 2018: \$770,000

## **Comparable Properties**

	21 Warrien Rd CROYDON NORTH 3136 (REI/VG) 4  3  2 Price: \$783,000 Method: Private Sale Date: 12/09/2018 Rooms: 5 Property Type: House Land Size: 894 sqm approx	Agent Comments
	3 Collins Gr CROYDON NORTH 3136 (REI) 4 2 2 2 Price: \$770,256 Method: Private Sale Date: 16/10/2018 Rooms: - Property Type: House Land Size: 857 sqm approx	Agent Comments
Inderde Elberton korr	18 Corrong Cr MOOROOLBARK 3138 (REI) 19 4 2 2 2 Price: \$750,000 Method: Private Sale Date: 24/01/2019 Rooms: - Property Type: House Land Size: 871 sqm approx	Agent Comments

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