

## 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

1 Annie Court, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$740,000

&

\$780,000

### Median sale price

Median price

\$770,000

House

X

Unit

Suburb

Croydon

Period - From

01/10/2018

to

31/12/2018

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	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.

1 Annie Court, Croydon Vic 3136

Miles Howell

9725 0000

0437 618 150

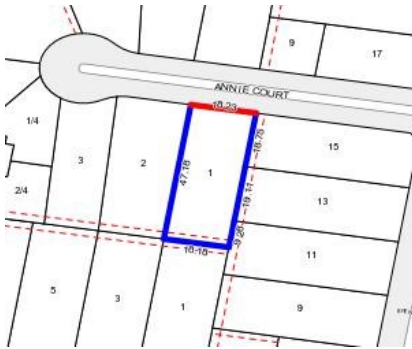
milesowell@methven.com.au

**Indicative Selling Price**

\$740,000 - \$780,000

**Median House Price**

December quarter 2018: \$770,000



 4  1  1

**Rooms:**

**Property Type:** House

**Land Size:** 858.127990722656

sqm approx

Agent Comments

## Comparable Properties



**21 Warrien Rd CROYDON NORTH 3136 (REI/VG)**

Agent Comments

 4  3  2

**Price:** \$783,000

**Method:** Private Sale

**Date:** 12/09/2018

**Rooms:** 5

**Property Type:** House

**Land Size:** 894 sqm approx



**3 Collins Gr CROYDON NORTH 3136 (REI)**

Agent Comments

 4  2  2

**Price:** \$770,256

**Method:** Private Sale

**Date:** 16/10/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 857 sqm approx



**18 Corrong Cr MOOROOLBARK 3138 (REI)**

Agent Comments

 4  2  2

**Price:** \$750,000

**Method:** Private Sale

**Date:** 24/01/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 871 sqm approx