

## 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

25 View Street, 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 \$550,000

&amp;

\$600,000

## Median sale price

Median price \$730,000

House

X

Unit

Suburb Croydon

Period - From 01/07/2016

to

30/06/2017

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	7 Gallipoli Pde CROYDON 3136	\$620,000	08/07/2017
2	7 Holmes Rd MOOROOLBARK 3138	\$615,000	02/08/2017
3	61 Surrey Rd.E CROYDON 3136	\$567,000	27/07/2017

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.~~



3   
 1   
 1

**Rooms:**  
**Property Type:** House  
 Agent Comments

**Indicative Selling Price**  
 \$550,000 - \$600,000  
**Median House Price**  
 Year ending June 2017: \$730,000

## Comparable Properties

### 7 Gallipoli Pde CROYDON 3136 (REI)

Agent Comments

3   
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 1

**Price:** \$620,000  
**Method:** Auction Sale  
**Date:** 08/07/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 372 sqm approx



### 7 Holmes Rd MOOROOLBARK 3138 (REI)

Agent Comments

3   
 1   
 1

**Price:** \$615,000  
**Method:** Private Sale  
**Date:** 02/08/2017  
**Rooms:** 4  
**Property Type:** House (Res)



### 61 Surrey Rd.E CROYDON 3136 (REI)

Agent Comments

2   
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**Price:** \$567,000  
**Method:** Private Sale  
**Date:** 27/07/2017  
**Rooms:** 3  
**Property Type:** House  
**Land Size:** 363 sqm approx