#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property	offered	for sale	9
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Address	25 View Street, Croydon Vic 3136
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$550,000	&	\$600,000

#### Median sale price

Median price \$730,00	0 Hous	e X	Unit		Suburb	Croydon
Period - From 01/07/2	016 to 3	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

#### OR

3

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.

**Account** - McGrath | P: 03 9877 1277 | F: 03 9878 1613

61 Surrey Rd.E CROYDON 3136





\$567,000

27/07/2017

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## **McGrath**





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)

3





**Agent Comments** 

Price: \$620,000 Method: Auction Sale Date: 08/07/2017

Rooms: -

**Property Type:** House (Res) **Land Size:** 372 sqm approx

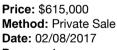
7 Holmes Rd MOOROOLBARK 3138 (REI)

**=** 3





Agent Comments



Rooms: 4

Property Type: House (Res)



61 Surrey Rd.E CROYDON 3136 (REI)

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Price: \$567,000 Method: Private Sale Date: 27/07/2017 Rooms: 3

**Property Type:** House **Land Size:** 363 sqm approx

Agent Comments

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