### Statement of Information Single residential property located in the Melbourne metropolitan area

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

#### Property offered for sale

Including suburb and postcode

Address 64 Mount View Parade, Croydon Vic 3136

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	ו \$800,000		&		\$880,000			
Median sale p	rice							
Median price	\$973,000	Pro	operty Type	Hou	se		Suburb	Croydon
Period - From	01/07/2021	to	30/09/2021		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.

Add	dress of comparable property	Price	Date of sale
1	118 Croydon Rd CROYDON 3136	\$920,000	25/10/2021
2	14 Henty Ct CROYDON 3136	\$900,000	23/12/2021
3	28 Bartlett Av CROYDON 3136	\$850,000	06/11/2021

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:

19/01/2022 10:52



64 Mount View Parade, Croydon Vic 3136

# BarryPlant

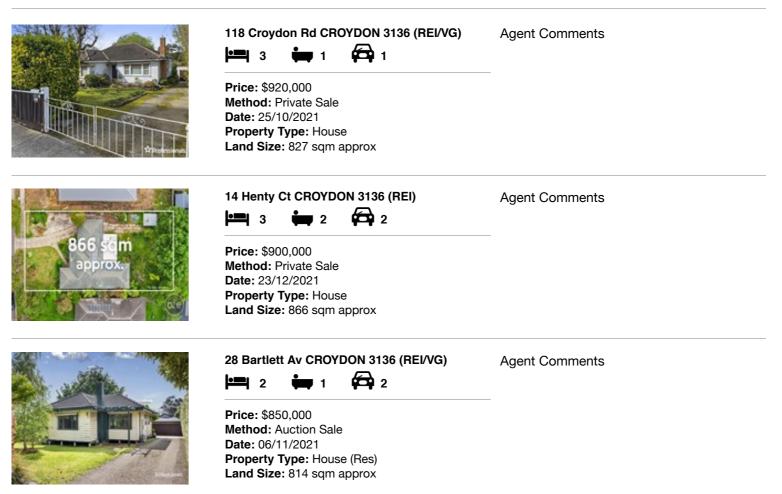




**Property Type:** Agent Comments Nathan Hick 03 9725 9855 0433 894 433 nhick@barryplant.com.au

Indicative Selling Price \$800,000 - \$880,000 Median House Price September quarter 2021: \$973,000

## **Comparable Properties**



#### Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454



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