

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

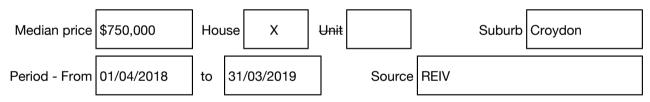
2 Kaneira Avenue, Croydon Vic 3136

Indicative selling price

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

Single price \$629,000

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 | 4 Grierson Dr KILSYTH 3137 | \$672,000 | 15/06/2019 |
| 2 | 58 Eastfield Rd CROYDON SOUTH 3136 | \$645,000 | 04/06/2019 |
| 3 | 43 Mirang Av CROYDON 3136 | \$605,000 | 19/06/2019 |

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.

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122

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.







Rooms: Property Type: House Land Size: 840.144 sqm approx Agent Comments Indicative Selling Price \$629,000 Median House Price Year ending March 2019: \$750,000

Comparable Properties



4 Grierson Dr KILSYTH 3137 (REI)

58 Eastfield Rd CROYDON SOUTH 3136 (REI)



Price: \$672,000 Method: Auction Sale Date: 15/06/2019 Rooms: 5 Property Type: House (Res) Land Size: 509 sqm approx Agent Comments

Agent Comments



Price: \$645,000 Method: Private Sale Date: 04/06/2019 Rooms: 4 Property Type: House

Land Size: 849 sqm approx

1

1 3

43 Mirang Av CROYDON 3136 (REI)



Agent Comments

Price: \$605,000 Method: Private Sale Date: 19/06/2019 Rooms: 4 Property Type: House

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