### 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 6/116 Hull Road, Croydon Vic 3136

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$550,000		&		\$605,000			
Median sale pi	rice							
Median price	\$581,250	Pro	operty Type	Unit			Suburb	Croydon
Period - From	01/10/2019	to	30/09/2020		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	6/63-65 Surrey Rd.E CROYDON 3136	\$571,000	18/08/2020
2	4/10 Timms Av CROYDON 3136	\$560,000	18/07/2020
3			

OR

**B**<sup>\*</sup> 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:

30/11/2020 14:42



# BarryPlant

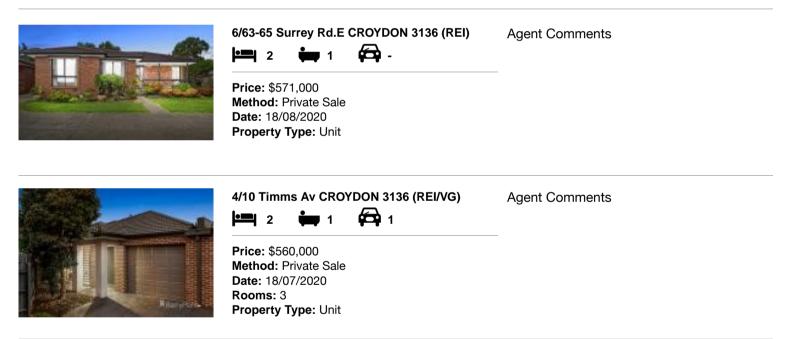




**Property Type:** Townhouse (Res) Agent Comments Shane Bryden 9725 9855 0481 362 474 sbryden@barryplant.com.au

Indicative Selling Price \$550,000 - \$605,000 Median Unit Price Year ending September 2020: \$581,250

## **Comparable Properties**



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 9725 9855 | F: 03 9725 2454



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.