

3 Midhurst Road, Croydon Vic 3136

hockingstuart

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Indicative Selling Price

\$630,000 - \$690,000

Median House Price

Year ending March 2017: \$680,000



3 2 2

Rooms:

Property Type: House

Land Size:

Agent Comments

You won't need to lift a finger with this fully renovated, double storey 3 bedroom 2 bathroom sensation. At the front of 2, A remote double garage, 2 huge undercover decks and stunning, enclosed landscaped gardens will wow you, as will the freshly painted, light interior where the upmarket quality includes hardwood polished floors, 2 luxury bathrooms (2-Pac cabinetry, shower niches and stone benchtops),

Comparable Properties



3/26 Vernon St CROYDON 3136 (REI/VG)

3 2 2

Agent Comments

Restored & Extended

Price: \$665,000

Method: Private Sale

Date: 14/01/2017

Rooms: 4

Property Type: House

Land Size: 324 sqm



52a Cherry Tree Gr CROYDON 3136 (REI/VG)

3 2 2

Agent Comments

4 years old. Similar Location

Price: \$660,000

Method: Private Sale

Date: 04/12/2016

Rooms: 5

Property Type: Townhouse (Single)

Land Size:



U5/80 Maroondah Hwy CROYDON 3136 (REI)

3 2 2

Agent Comments

Privately set at the rear of the block.

Price: \$635,000

Method: Private Sale

Date: 07/11/2016

Rooms: 4

Property Type: Townhouse (Single)

Land Size: 225 sqm

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

3 Midhurst Road, Croydon Vic 3136

Indicative selling price

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

Range between

\$630,000

&

\$690,000

Median sale price

Median price

\$680,000

House

X

Suburb

Croydon

Period - From

01/04/2016

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
3/26 Vernon St CROYDON 3136	\$665,000	14/01/2017
52a Cherry Tree Gr CROYDON 3136	\$660,000	04/12/2016
U5/80 Maroondah Hwy CROYDON 3136	\$635,000	07/11/2016