## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
-----------------	---------	----------

Address Including suburb and postcode	
posicode	

### Indicative selling price

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

Range between \$340,000	&	\$374,000
-------------------------	---	-----------

### Median sale price

Median price	\$585,000	Pro	perty Type U	nit		Suburb	Croydon
Period - From	01/04/2019	to	30/06/2019	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	214/211 Mt Dandenong Rd CROYDON 3136	\$380,000	07/10/2019
2	20/13-15 Hewish Rd CROYDON 3136	\$360,800	24/04/2019
3	66/13-15 Hewish Rd CROYDON 3136	\$350,000	31/05/2019

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/10/2019 09:33





**Brent Earney** 9725 0000 0409 726 136 brentearney@methven.com.au

> **Indicative Selling Price** \$340,000 - \$374,000 **Median Unit Price** June quarter 2019: \$585,000



**Property Type:** Flat/Unit/Apartment (Res) **Agent Comments** 

# Comparable Properties



214/211 Mt Dandenong Rd CROYDON 3136

(REI)

**└─** 2

Price: \$380,000 Method: Private Sale Date: 07/10/2019

Rooms: 3

Property Type: Apartment

20/13-15 Hewish Rd CROYDON 3136 (REI/VG) Agent Comments







Price: \$360.800

Method: Sold Before Auction

Date: 24/04/2019 Property Type: Unit







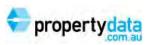


Price: \$350,000 Method: Private Sale Date: 31/05/2019 Rooms: 3

Property Type: Unit

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354





**Agent Comments** 

Agent Comments