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	2 Hartley Road, Croydon Vic 3136
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$725,000	Pro	perty Type	House		Suburb	Croydon
Period - From	01/01/2019	to	31/12/2019		Source	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

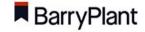
Add	lress of comparable property	Price	Date of sale
1	76 Warrien Rd CROYDON NORTH 3136	\$615,000	22/01/2020
2	99 Mount View Pde CROYDON 3136	\$615,000	13/12/2019
3	3/395-397 Maroondah Hwy CROYDON NORTH 3136	\$611,000	14/02/2020

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:	17/03/2020 11:11









Property Type: House (Res) **Land Size:** 887 sqm approx Agent Comments

Indicative Selling Price \$580,000 - \$620,000 Median House Price Year ending December 2019: \$725,000

Comparable Properties



76 Warrien Rd CROYDON NORTH 3136 (REI/VG)

1 3 **1** 1

Price: \$615,000 Method: Private Sale Date: 22/01/2020 Property Type: House Land Size: 554 sqm approx **Agent Comments**



99 Mount View Pde CROYDON 3136 (REI/VG)

93 **-**1

Price: \$615,000 Method: Private Sale Date: 13/12/2019 Rooms: 4

Property Type: House **Land Size:** 560 sqm approx

Agent Comments

Agent Comments



3/395-397 Maroondah Hwy CROYDON NORTH

3136 (REI)

= 3 **=** 2 **=**

Price: \$611,000 Method: Private Sale Date: 14/02/2020 Rooms: 5

Property Type: Townhouse (Res) **Land Size:** 262 sqm approx

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



