

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 Hartley Road, Croydon Vic 3136

Indicative selling price

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

Range between \$580,000

&

\$620,000

Median sale price

Median price \$725,000

Property 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	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 comparable properties 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



 3  1  2

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)

Agent Comments

 3  1  1

Price: \$615,000

Method: Private Sale

Date: 22/01/2020

Property Type: House

Land Size: 554 sqm approx



99 Mount View Pde CROYDON 3136 (REI/VG)

Agent Comments

 3  1  2

Price: \$615,000

Method: Private Sale

Date: 13/12/2019

Rooms: 4

Property Type: House

Land Size: 560 sqm approx



3/395-397 Maroondah Hwy CROYDON NORTH 3136 (REI)

Agent Comments

 3  2  1

Price: \$611,000

Method: Private Sale

Date: 14/02/2020

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 262 sqm approx