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

5/56 Norton Road, Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Range between	\$595,000	&	\$654,500				
Median sale price							
Median price	\$573,000 	House Un	it X	Suburb Croydon			
Period - From	01/10/2017 t	o 31/12/2017	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	1/29 Haig St CROYDON 3136	\$640,000	02/09/2017
2	1/88-90 Lincoln Rd CROYDON 3136	\$613,000	30/01/2018
3	8/56 Norton Rd CROYDON 3136	\$591,500	06/07/2017

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.

Account - Metro Property Management | P: 03 9831 3000

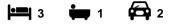
propertydata

Generated: 05/02/2018 14:48

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.

5/56 Norton Road, Croydon Vic 3136





Rooms: Property Type: Unit Land Size: 390m2 approx. sqm approx Agent Comments

Merryn Schmidt (03) 9831 3007 0413 994 597 merryns@metrops.com.au

Indicative Selling Price \$595,000 - \$654,500 **Median Unit Price** December guarter 2017: \$573,000

Comparable Properties



1/29 Haig St CROYDON 3136 (REI)





Price: \$640.000 Method: Sold Before Auction Date: 02/09/2017 Rooms: -Property Type: Unit Land Size: 269 sqm approx

1/88-90 Lincoln Rd CROYDON 3136 (REI)



Price: \$613,000 Method: Private Sale Date: 30/01/2018 Rooms: 4 Property Type: Unit Land Size: 318 sqm approx



8/56 Norton Rd CROYDON 3136 (REI)



6 1

Price: \$591,500 Method: Private Sale

Date: 06/07/2017 Rooms: -Property Type: Unit

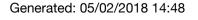
Agent Comments

Agent Comments

Agent Comments

Account - Metro Property Management | P: 03 9831 3000

propertydata



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.

