

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

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

Unit

X

Suburb Croydon

Period - From 01/10/2017

to

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.

5/56 Norton Road, Croydon Vic 3136

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3 1 2

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

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

Comparable Properties



1/29 Haig St CROYDON 3136 (REI)

Agent Comments

3 1 2

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)

Agent Comments

3 1 2

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)

Agent Comments

3 1 1

Price: \$591,500
Method: Private Sale
Date: 06/07/2017
Rooms: -
Property Type: Unit