

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

8 Arnot Court, Croydon Vic 3136

Indicative selling price

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

Single price

\$684,950

Median sale price

Median price

\$781,000

House

X

Unit

Suburb

Croydon

Period - From

01/01/2018

to

31/12/2018

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	21a Dorset Rd CROYDON 3136	\$690,000	24/12/2018
2	2/109 Bonnie View Rd CROYDON NORTH 3136	\$685,000	20/12/2018
3	2/38 Humber Rd CROYDON NORTH 3136	\$674,500	07/12/2018

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.



 3  3  2

Rooms:

Property Type: House (Res)

Land Size: 254 sqm approx

Agent Comments

Indicative Selling Price

\$684,950

Median House Price

Year ending December 2018: \$781,000

Comparable Properties



21a Dorset Rd CROYDON 3136 (REI/VG)

Agent Comments

 3  2  2

Price: \$690,000

Method: Private Sale

Date: 24/12/2018

Rooms: -

Property Type: Unit

Land Size: 399 sqm approx



2/109 Bonnie View Rd CROYDON NORTH 3136 (REI) **Agent Comments**

 3  1  4

Price: \$685,000

Method: Private Sale

Date: 20/12/2018

Rooms: 6

Property Type: House (Res)

Land Size: 759 sqm approx



2/38 Humber Rd CROYDON NORTH 3136 (REI/VG)

Agent Comments

 3  2  2

Price: \$674,500

Method: Private Sale

Date: 07/12/2018

Rooms: 5

Property Type: Unit

Land Size: 264 sqm approx