

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

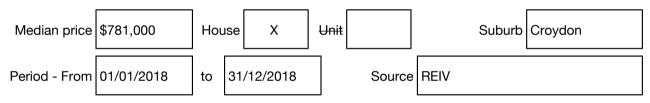
s 8 Arnot Court, Croydon Vic 3136 d e

Indicative selling price

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

Single price \$684,950

Median sale price



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.

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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.







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)



Price: \$690,000 Method: Private Sale Date: 24/12/2018 Rooms: -Property Type: Unit Land Size: 399 sqm approx Agent Comments

Agent Comments



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



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)



Price: \$674,500

Method: Private Sale Date: 07/12/2018 Rooms: 5 Property Type: Unit Land Size: 264 sqm approx

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