

## 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

3 Eden Street, Croydon Vic 3136

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$850,000

## Median sale price

Median price \$822,500

House

X

Unit

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	7 Hinkley Av CROYDON 3136	\$900,000	12/10/2017
2	16 Nursery Rd CROYDON 3136	\$888,000	31/01/2018
3	13 Crossman Dr CROYDON HILLS 3136	\$860,000	01/11/2017

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.



4 2 1

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 838 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$850,000

**Median House Price**  
 December quarter 2017: \$822,500

## Comparable Properties



**7 Hinkley Av CROYDON 3136 (REI)**

**Agent Comments**

4 2 2

**Price:** \$900,000  
**Method:** Auction Sale  
**Date:** 12/10/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 881 sqm approx



**16 Nursery Rd CROYDON 3136 (REI)**

**Agent Comments**

3 1 -

**Price:** \$888,000  
**Method:** Sold Before Auction  
**Date:** 31/01/2018  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 934 sqm approx



**13 Crossman Dr CROYDON HILLS 3136 (REI)**

**Agent Comments**

4 2 2

**Price:** \$860,000  
**Method:** Private Sale  
**Date:** 01/11/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 700 sqm approx