

# 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

12a Morris Road, Croydon Vic 3136

### Indicative selling price

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

Range between \$615,000

&

\$675,000

### Median sale price

Median price \$720,000

Property Type House

Suburb Croydon

Period - From 01/07/2018

to 30/06/2019

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	25 Ramble Cr CROYDON 3136	\$652,500	25/06/2019
2	18 Araluen Dr CROYDON 3136	\$642,888	14/08/2019
3	22 Ramble Cr CROYDON 3136	\$638,800	03/05/2019

**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.~~

This Statement of Information was prepared on:

16/09/2019 10:30



**Property Type:** House (New - Detached)  
**Land Size:** 418 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$615,000 - \$675,000  
**Median House Price**  
Year ending June 2019: \$720,000

## Comparable Properties



**25 Ramble Cr CROYDON 3136 (REI/VG)**

Agent Comments



**Price:** \$652,500  
**Method:** Private Sale  
**Date:** 25/06/2019  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 343 sqm approx



**18 Araluen Dr CROYDON 3136 (REI)**

Agent Comments



**Price:** \$642,888  
**Method:** Private Sale  
**Date:** 14/08/2019  
**Property Type:** House  
**Land Size:** 455 sqm approx



**22 Ramble Cr CROYDON 3136 (REI/VG)**

Agent Comments



**Price:** \$638,800  
**Method:** Private Sale  
**Date:** 03/05/2019  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 348 sqm approx