

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 9 Kate Charlesworth Place, Croydon Hills Vic 3136

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$912,500 House X Unit Suburb Croydon Hills

Period - From 01/07/2017 to 30/06/2018 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	9 Power St CROYDON NORTH 3136	\$975,000	21/04/2018
2	102 Narr Maen Dr CROYDON HILLS 3136	\$870,000	19/06/2018
3	6 Angelica Cr CROYDON HILLS 3136	\$860,000	17/07/2018

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.



Rooms: 8

Property Type: House (Res)

Land Size: 993 sqm approx

Agent Comments

Comparable Properties



9 Power St CROYDON NORTH 3136 (REI)

Agent Comments



Price: \$975,000

Method: Auction Sale

Date: 21/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 904 sqm approx



102 Narr Maen Dr CROYDON HILLS 3136 (REI)

Agent Comments



Price: \$870,000

Method: Private Sale

Date: 19/06/2018

Rooms: 6

Property Type: House (Res)

Land Size: 819 sqm approx



6 Angelica Cr CROYDON HILLS 3136 (REI)

Agent Comments



Price: \$860,000

Method: Private Sale

Date: 17/07/2018

Rooms: 7

Property Type: House (Res)

Land Size: 890 sqm approx