

Dennis Dellas 9838 1388 0412 043 694 dennis@lindellas.com

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	9 Kate Charlesworth Place, Croydon Hills Vic 3136				
Including suburb and	, ,				

In	dicativ	ve sel	llina	price

postcode

For the meaning	of this price	see consumer vic	gov.au/underquoting
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&	\$935,000
	&

Median sale price

Median price	\$912,500	Hou	ıse X	Unit		S	Suburb	Croydon Hills
Period - From	01/07/2017	to	30/06/2018		Source	REIV		

Comparable property sales (*Delete A or B below as applicable)

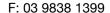
Α* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

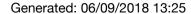
Ad	dress of comparable property	Price	Date of sale
1	9 Power St CROYDON NORTH 3136	\$975,000	21/04/2018
2	102 Narr Maen Dr CROYDON HILLS 3136	\$870,000	19/06/2018
3	6 Angelica Cr CROYDON HILLS 3136	\$860,000	17/07/2018

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.













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Indicative Selling Price \$850,000 - \$935,000 **Median House Price** Year ending June 2018: \$912,500



Rooms: 8

Property Type: House (Res) Land Size: 993 sqm approx

Agent Comments



Comparable Properties



9 Power St CROYDON NORTH 3136 (REI)







Price: \$975,000 Method: Auction Sale Date: 21/04/2018

Rooms: -

Property Type: House (Res) Land Size: 904 sqm approx Agent Comments



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

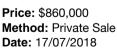
6 Angelica Cr CROYDON HILLS 3136 (REI)











Rooms: 7

Property Type: House (Res) Land Size: 890 sqm approx **Agent Comments**



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