



3 2 1

Rooms:

Property Type: House

Land Size: 864 sqm

Agent Comments

Home in need of renovation or possible townhouse development site (STCA)

Comparable Properties

32 Binbrook Dr CROYDON 3136 (REI)

3 1 1

Agent Comments

Off market sale. Very neat and tidy condition.

Price: \$806,000

Method: Private Sale

Date: 13/12/2016

Rooms: -

Property Type: House (Res)

Land Size: 870 sqm



5 Sevenoaks Av CROYDON 3136 (REI)

3 1 -

Agent Comments

Home in superior condition to subject property, however on slightly smaller land.

Price: \$770,000

Method: Auction Sale

Date: 08/04/2017

Rooms: 9

Property Type: House (Res)

Land Size: 661 sqm



7 Warranwood Rd WARRANWOOD 3134 (REI)

3 2 2

Agent Comments

Price: \$710,000 Source: realestate.com.au Home on bigger land than subject property and in slightly better condition. Situated on a busier road and not as close to shops.

Price:

Method: Sold Before Auction

Date: 21/02/2017

Rooms: 5

Property Type: House (Res)

Land Size: 1078 sqm

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

55 Binbrook Drive, Croydon Vic 3136

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$680,000

House X

Suburb Croydon

Period - From 01/04/2016 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
32 Binbrook Dr CROYDON 3136	\$806,000	13/12/2016
5 Sevenoaks Av CROYDON 3136	\$770,000	08/04/2017
7 Warranwood Rd WARRANWOOD 3134		21/02/2017