

Ash Thompson 03 9725 9855 0401 205 320 athompson@barryplant.com.au

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	14 Vinter Avenue, Croydon Vic 3136

Indicative selling price

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

Range betweer	n \$515,000		&		\$565,000	
Median sale p	rice					
Median price	\$672,500	Ho	ouse	х	Subur	b Croydon
Period - From	01/01/2017	to	31/03	3/2017	Source RE	IV

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
1/60 Blazey Rd CROYDON SOUTH 3136	\$551,000	21/02/2017
1/173 Eastfield Rd CROYDON 3136	\$520,000	04/04/2017
1/331 Dorset Rd CROYDON 3136	\$502,000	18/03/2017

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454

🐨 propertydata

RFIV

Generated: 06/06/2017 13:21

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.