

## 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

8/56 Norton 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 \$565,000

&

\$595,000

#### Median sale price

Median price \$542,000

Unit X

Suburb Croydon

Period - From 01/01/2017

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
40 Niel St CROYDON 3136	\$585,000	30/01/2017
28/56 Norton Rd CROYDON 3136	\$585,000	29/04/2017
3/35 Norman Rd CROYDON 3136	\$565,500	25/03/2017

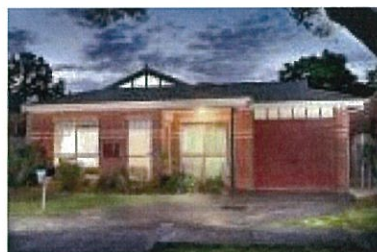


3 1 1

**Rooms:**  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$565,000 - \$595,000  
**Median Unit Price**  
March quarter 2017: \$542,000

## Comparable Properties



**40 Niel St CROYDON 3136 (REI)**

**Agent Comments**

3 1 1

**Price:** \$585,000  
**Method:** Private Sale  
**Date:** 30/01/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 236 sqm

**28/56 Norton Rd CROYDON 3136 (REI)**

**Agent Comments**

3 1 2

**Price:** \$585,000  
**Method:** Auction Sale  
**Date:** 29/04/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)  
**Land Size:** 276 sqm



**3/35 Norman Rd CROYDON 3136 (REI)**

**Agent Comments**

3 1 1

**Price:** \$565,500  
**Method:** Private Sale  
**Date:** 25/03/2017  
**Rooms:** 4  
**Property Type:** Unit  
**Land Size:** 334 sqm