

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Duamanti offar	ad far a	ala					
Property offer	eu for s	ale					
A Including subu po	8/56 Norton Road, Croydon Vic 3136						
Indicative selli	ing pric	e					
For the meaning	of this p	rice see	consumer.	vic.gov.au	/underquoting		
Range between	\$565,0	000		&	\$595,000		
Median sale pi	rice						
Median price	\$542,00	0	Unit	Х	Suburb	Croydon]

Comparable property sales

Period - From 01/01/2017

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.

Source REIV

31/03/2017

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





Account - Carter Real Estate | P: 03 9870 6211 | F: 03 9870 6024

carter





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)

3

1



Price: \$585,000 Method: Private Sale Date: 30/01/2017 Rooms: 4

Property Type: House Land Size: 236 sqm

Agent Comments

28/56 Norton Rd CROYDON 3136 (REI)

3

i



Price: \$585,000 Method: Auction Sale Date: 29/04/2017

Rooms: -

Property Type: Townhouse (Res)

Land Size: 276 sqm

Agent Comments



3/35 Norman Rd CROYDON 3136 (REI)

3





Price: \$565,500 Method: Private Sale Date: 25/03/2017 Rooms: 4

Property Type: Unit Land Size: 334 sqm Agent Comments

Account - Carter Real Estate | P: 03 9870 6211 | F: 03 9870 6024





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.

Generated: 07/06/2017 11:59