

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

10 Biak Place, Croydon North Vic 3136

Indicative selling price

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

Range between \$840,000 & \$870,000

Median sale price

Median price \$839,500 House ☒ Unit ☐ Suburb Croydon North

Period - From 01/01/2018 to 31/12/2018 Source REIV

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

A* 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.

	Address of comparable property	Price	Date of sale
1	62 Settlers Hill Cr CROYDON HILLS 3136	\$930,000	15/03/2019
2	11 Kate Charlesworth PI CROYDON HILLS 3136	\$883,000	05/03/2019
3	13-15 Karingal St CROYDON NORTH 3136	\$820,000	26/02/2019

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.



 4  2  2

Rooms:

Property Type: House

Land Size: 796 sqm approx

Agent Comments

Indicative Selling Price

\$840,000 - \$870,000

Median House Price

Year ending December 2018: \$839,500

Comparable Properties



62 Settlers Hill Cr CROYDON HILLS 3136 (REI) **Agent Comments**

 4  3  4

Price: \$930,000

Method: Private Sale

Date: 15/03/2019

Rooms: 7

Property Type: House (Res)

Land Size: 725 sqm approx



11 Kate Charlesworth Pl CROYDON HILLS 3136 (REI) **Agent Comments**

 4  3  2

Price: \$883,000

Method: Private Sale

Date: 05/03/2019

Rooms: 7

Property Type: House (Res)

Land Size: 807 sqm approx



13-15 Karingal St CROYDON NORTH 3136 (REI) **Agent Comments**

 4  2  2

Price: \$820,000

Method: Private Sale

Date: 26/02/2019

Rooms: 6

Property Type: House

Land Size: 870 sqm approx