Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 17 View Street, Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting					
Single price	e \$785,000				
Median sale price					
Median price	\$780,000	Pro	operty Type Hou	ISE	Suburb Croydon
Period - From	01/10/2019	to	31/12/2019	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.

Ado	dress of comparable property	Price	Date of sale
1	411 Mt Dandenong Rd CROYDON 3136	\$812,500	16/11/2019
2	3 Bond Ct CROYDON 3136	\$781,000	19/10/2019
3	38 Cameron Rd CROYDON 3136	\$770,000	30/11/2019

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.

This Statement of Information was prepared on:

25/02/2020 10:39









Property Type: House (Previously Occupied - Detached) Land Size: 1115 sqm approx Agent Comments Indicative Selling Price \$785,000 Median House Price December quarter 2019: \$780,000

Comparable Properties



411 Mt Dandenong Rd CROYDON 3136 (REI/VG)



Price: \$812,500 Method: Auction Sale Date: 16/11/2019 Rooms: 3 Property Type: House (Res) Land Size: 1344 sqm approx Agent Comments



3 Bond Ct CROYDON 3136 (REI/VG)



Price: \$781,000 Method: Auction Sale Date: 19/10/2019 Property Type: House (Res) Land Size: 1091 sqm approx

THE OFF

38 Cameron Rd CROYDON 3136 (REI/VG)



Price: \$770,000 Method: Auction Sale Date: 30/11/2019 Property Type: House (Res) Land Size: 1115 sqm approx Agent Comments

Agent Comments

Account - The One Real Estate (AU) | P: 03 7007 5707



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.

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

19 View Street, Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting						
Single pric	e \$785,000					
Median sale price						
Median price	\$780,000	Pro	operty Type Hou	ISE	Suburb	Croydon
Period - From	01/10/2019	to	31/12/2019	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.

Ad	dress of comparable property	Price	Date of sale
1	411 Mt Dandenong Rd CROYDON 3136	\$812,500	16/11/2019
2	3 Bond Ct CROYDON 3136	\$781,000	19/10/2019
3	38 Cameron Rd CROYDON 3136	\$770,000	30/11/2019

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.

This Statement of Information was prepared on:

25/02/2020 10:42









Property Type: House (Res) **Land Size:** 1115 sqm approx Agent Comments Indicative Selling Price \$785,000 Median House Price December quarter 2019: \$780,000

Comparable Properties



411 Mt Dandenong Rd CROYDON 3136 (REI/VG)



Price: \$812,500 Method: Auction Sale Date: 16/11/2019 Rooms: 3 Property Type: House (Res) Land Size: 1344 sqm approx Agent Comments



3 Bond Ct CROYDON 3136 (REI/VG)



Price: \$781,000 Method: Auction Sale Date: 19/10/2019 Property Type: House (Res) Land Size: 1091 sqm approx

THE OFF

38 Cameron Rd CROYDON 3136 (REI/VG)



Price: \$770,000 Method: Auction Sale Date: 30/11/2019 Property Type: House (Res) Land Size: 1115 sqm approx Agent Comments

Agent Comments

Account - The One Real Estate (AU) | P: 03 7007 5707



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