

# 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

17 View Street, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$785,000

### Median sale price

Median price

\$780,000

Property Type

House

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.

	Address 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)**

**Agent Comments**



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



**3 Bond Ct CROYDON 3136 (REI/VG)**

**Agent Comments**



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



**38 Cameron Rd CROYDON 3136 (REI/VG)**

**Agent Comments**



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

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Including suburb and  
postcode

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### Median sale price

Median price

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Property Type

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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



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**Agent Comments**



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**Method:** Auction Sale  
**Date:** 16/11/2019  
**Rooms:** 3  
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