

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 6/303 Maroondah Highway, Croydon North Vic 3136

Indicative selling price

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

Range between \$590,000

&

\$640,000

Median sale price

Median price \$722,500

House

Unit

X

Suburb

Croydon North

Period - From 01/10/2017

to

31/12/2017

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	7 Turkeith Cr CROYDON NORTH 3136	\$641,000	01/11/2017
2	4/7 Newman Rd CROYDON 3136	\$640,000	05/09/2017
3	1/64a Lyons Rd CROYDON NORTH 3136	\$600,000	05/10/2017

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.



3 2 2

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$590,000 - \$640,000
Median Unit Price
December quarter 2017: \$722,500

Comparable Properties



7 Turkeith Cr CROYDON NORTH 3136 (VG)

Agent Comments

3 - -

Price: \$641,000
Method: Sale
Date: 01/11/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



4/7 Newman Rd CROYDON 3136 (VG)

Agent Comments

3 - -

Price: \$640,000
Method: Sale
Date: 05/09/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

1/64a Lyons Rd CROYDON NORTH 3136 (VG)

Agent Comments

3 - -

Price: \$600,000
Method: Sale
Date: 05/10/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)