

# 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

16 Alice Street, Croydon North 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

\$549,000

### Median sale price

Median price

\$811,000

Property Type

House

Suburb

Croydon North

Period - From

19/10/2018

to

18/10/2019

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		
2		
3		

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:

19/10/2019 15:30

16 Alice Street, Croydon North Vic 3136



**PhilipWebb**

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**Indicative Selling Price**

\$549,000

**Median House Price**

19/10/2018 - 18/10/2019: \$811,000



**Property Type:** House (Res)

**Land Size:** 1446 sqm approx

Agent Comments

Very unique property, house in poor condition. Valued at land value only. Most likely a knock down rebuild. Definitely nothing sold in past 6 months that is comparable.

## Comparable Properties

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.

**Account** - Philip Webb



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.