

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

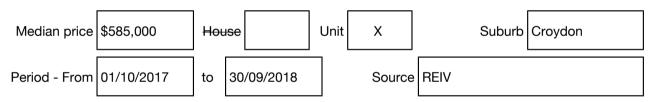
s 1/128 Hull Road, Croydon Vic 3136 d le

Indicative selling price

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

Range between	\$460,000	&	\$490,000	
				1

Median sale price



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	29/310 Dorset Rd CROYDON 3136	\$480,000	30/08/2018
2	15/300-308 Mt Dandenong Rd CROYDON 3136	\$471,000	24/10/2018
3	2/19 Emma Rd CROYDON 3136	\$470,000	26/09/2018

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.

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122

propertydata

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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.







Rooms: Property Type: Strata Unit/Flat Agent Comments Indicative Selling Price \$460,000 - \$490,000 Median Unit Price Year ending September 2018: \$585,000

Comparable Properties



29/310 Dorset Rd CROYDON 3136 (REI/VG)



Price: \$480,000 Method: Private Sale Date: 30/08/2018 Rooms: 3 Property Type: Unit Land Size: 228 sqm approx

15/300-308 Mt Dandenong Rd CROYDON 3136 Agent Comments (REI)



Price: \$471,000 Method: Private Sale Date: 24/10/2018 Rooms: -Property Type: Unit



2/19 Emma Rd CROYDON 3136 (VG)



Price: \$470,000 Method: Sale Date: 26/09/2018 Rooms: -Property Type: Flat/Unit/Apartment (Res) Agent Comments

Agent Comments

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