

Carl Payne 9725 9855 0413 589 800 cpayne@barryplant.com.au

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	18 Plymouth Road, Croydon Vic 3136					

Indicative selling price

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i or the incuming	01 11110	prioc sec	consumer.vic.gov.au	, anaci quoting

Range between	\$630,000	&	\$693,000
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Median sale price

Median price	\$760,000	Hou	ise X	Unit		Suburb	Croydon
Period - From	01/07/2018	to	30/09/2018		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.

Add	dress of comparable property	Price	Date of sale
1	17 Grand View Av CROYDON 3136	\$687,500	20/11/2018
2	16 Richardson Rd CROYDON NORTH 3136	\$681,000	31/07/2018
3	7 Elmore Av CROYDON 3136	\$680,000	05/06/2018

OR

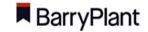
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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Indicative Selling Price \$630,000 - \$693,000 **Median House Price** September quarter 2018: \$760,000



Rooms:

Property Type: House Land Size: 867 sqm approx

Agent Comments

Weatherboard home on large flat allotment

Comparable Properties



17 Grand View Av CROYDON 3136 (REI)



Price: \$687,500 Method: Private Sale Date: 20/11/2018 Rooms: 4

Property Type: House Land Size: 735 sqm approx

16 Richardson Rd CROYDON NORTH 3136 (REI/VG)





Price: \$681.000 Method: Private Sale Date: 31/07/2018 Rooms: 4

Property Type: House Land Size: 864 sqm approx

7 Elmore Av CROYDON 3136 (REI/VG)







Price: \$680,000 Method: Private Sale Date: 05/06/2018 Rooms: -

Property Type: House Land Size: 855 sqm approx Agent Comments

Agent Comments

Agent Comments

Neat and tidy home on smaller land size.

Neat and tidy home on similar land size.

Neat and tidy home, similar land size.

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