

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

Range between \$630,000

&

\$693,000

Median sale price

Median price \$760,000

House

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.

	Address 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.

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

Indicative Selling Price

\$630,000 - \$693,000

Median House Price

September quarter 2018: \$760,000



 3  2  1

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)

 3  1  1

Agent Comments

Neat and tidy home on smaller land size.

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)

 3  2  -

Agent Comments

Neat and tidy home on similar land size.

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)

 4  2  1

Agent Comments

Neat and tidy home, similar land size.

Price: \$680,000

Method: Private Sale

Date: 05/06/2018

Rooms: -

Property Type: House

Land Size: 855 sqm approx