

## 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

43 Holloway Road, 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)

Range between \$745,000

&

\$785,000

#### Median sale price

Median price \$841,000

House

X

Unit

Suburb Croydon North

Period - From 01/04/2017

to

30/06/2017

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	27 Patrick Av CROYDON NORTH 3136	\$785,000	10/07/2017
2	45 Lyons Rd CROYDON NORTH 3136	\$766,000	12/08/2017
3	9 Borola Ct CROYDON NORTH 3136	\$763,000	03/06/2017

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.~~

43 Holloway Road, Croydon North Vic 3136

carter

Tony Talarico

9870 6211

0409 896 540

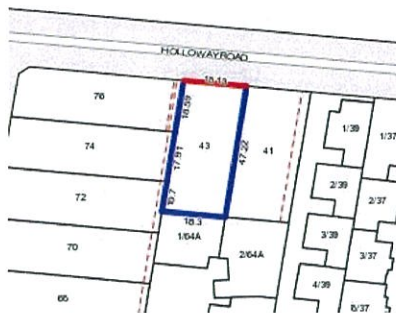
ttalarico@carter.com.au

**Indicative Selling Price**

\$745,000 - \$785,000

**Median House Price**

June quarter 2017: \$841,000



3 2 1

**Rooms:**

**Property Type:** House

**Land Size:** 864 sqm approx

**Agent Comments**

## Comparable Properties



27 Patrick Av CROYDON NORTH 3136 (REI)

**Agent Comments**

3 1 2

**Price:** \$785,000

**Method:** Private Sale

**Date:** 10/07/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 1082 sqm approx



45 Lyons Rd CROYDON NORTH 3136 (REI)

**Agent Comments**

3 2 2

**Price:** \$766,000

**Method:** Auction Sale

**Date:** 12/08/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 507 sqm approx



9 Borola Ct CROYDON NORTH 3136 (REI)

**Agent Comments**

3 1 2

**Price:** \$763,000

**Method:** Auction Sale

**Date:** 03/06/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 866 sqm approx