hockingstuart

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Indicative Selling Price \$800,000 - \$860,000 **Median House Price** Year ending March 2017: \$680,000





Rooms:

Property Type: House Land Size: 821 **Agent Comments**

Families wanting a stunning, child-friendly backyard or developers looking to subdivide (STCA) will love this beautifully updated, 3 bedroom 2 bathroom character weatherboard. On 822 m² (approx.), it's in a no-through road near transport and schools. Discover 3-car accommodation, 2 living zones, hardwood polished floors, plantation shutters and merbau decks.

Comparable Properties



12 Taronga Cr CROYDON 3136 (REI)

Price: \$855,000 Method: Private Sale Date: 05/04/2017

Rooms: -

Property Type: House (Res) Land Size: 865 sqm

Agent Comments



17 Glenview Ct CROYDON NORTH 3136 (VG)



Price: \$840,000 Method: Sale Date: 14/12/2016 Rooms: -

Property Type: House (Res)

Land Size: 753 sqm



13 Henty Ct CROYDON 3136 (REI/VG)

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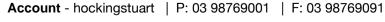
Price: \$780,000 Method: Private Sale **Date:** 01/12/2016

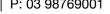
Rooms: 4

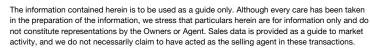
Property Type: House Land Size: 878 sqm

Agent Comments

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Generated: 01/05/2017 10:07







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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Pro	nerty	offered	for	sale
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Address Including suburb and	24 Bartlett Avenue, Croydon Vic 3136
postcode	

Indicative selling price

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

Range between	\$800 000	&	\$860,000
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Median sale price

Median price	\$680,000	Н	ouse X	Subu	urb Croydon
Period - From	01/04/2016	to	31/03/2017	Source	EIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
12 Taronga Cr CROYDON 3136	\$855,000	05/04/2017
17 Glenview Ct CROYDON NORTH 3136	\$840,000	14/12/2016
13 Henty Ct CROYDON 3136	\$780,000	01/12/2016





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