

Lee Fenech

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Indicative Selling Price

\$800,000 - \$860,000

Median House Price

Year ending March 2017: \$680,000



3 2 2

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)**

Agent Comments

3 1 3

Price: \$855,000**Method:** Private Sale**Date:** 05/04/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 865 sqm**17 Glenview Ct CROYDON NORTH 3136 (VG)**

Agent Comments

3 - -

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)**

Agent Comments

3 2 2

Price: \$780,000**Method:** Private Sale**Date:** 01/12/2016**Rooms:** 4**Property Type:** House**Land Size:** 878 sqm

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

24 Bartlett Avenue, Croydon Vic 3136

Indicative selling price

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

Range between

\$800,000

&

\$860,000

Median sale price

Median price

\$680,000

House

X

Suburb

Croydon

Period - From

01/04/2016

to

31/03/2017

Source

REIV

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