

### 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

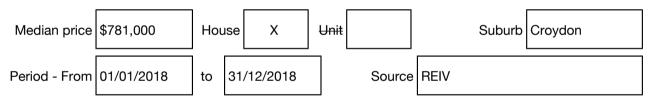
s 18 Highland Avenue, Croydon Vic 3136 d e

#### Indicative selling price

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

 Range between
 \$620,000
 &
 \$670,000

#### Median sale price



#### 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	5 Hinkley Av CROYDON 3136	\$665,000	25/09/2018
2	4 Edith Av CROYDON 3136	\$640,000	25/01/2019
3	18 Plymouth Rd CROYDON 3136	\$640,000	23/01/2019

#### 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.

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Flat/Unit/Apartment (Res) Land Size: 491 sqm approx Agent Comments Indicative Selling Price \$620,000 - \$670,000 Median House Price Year ending December 2018: \$781,000

## **Comparable Properties**

5 Hinkley Av CROYDON 3136 (REI) 3  4  2  4  4  4  4  4  4  4  4  4  4  4  4  4	Agent Comments
Price: \$665,000 Method: Private Sale	
Property Type: House	
Land Size: 437 sqm approx	
4 Edith Av CROYDON 3136 (REI)	Agent Comments
<b>  </b> 3 븕 1 🛱 -	-
Price: \$6/0.000	
Date: 25/01/2019	
Rooms: -	
Property Type: House	
18 Plymouth Rd CROYDON 3136 (REI)	Agent Comments
	Agent Comments
Price: \$640,000	
Method: Private Sale	
Date: 23/01/2019	
Rooms: 4	
	$[ \blacksquare 3 ] = 2 \qquad  1$ $Price: \$665,000$ Method: Private Sale Date: 25/09/2018 Rooms: 5 Property Type: House Land Size: 437 sqm approx $4 \text{ Edith Av CROYDON 3136 (REI)}$ $[ \blacksquare 3 ] = 1 \qquad  2 \qquad \bigcirc 1$ $Price: \$640,000$ Method: Private Sale Date: 25/01/2019 Rooms: - Property Type: House $18 \text{ Plymouth Rd CROYDON 3136 (REI)}$ $[ \blacksquare 3 ] = 2 \qquad  2 \qquad \bigcirc 1$ $Price: \$640,000$ Method: Private Sale Date: 23/01/2019

Rooms: 4 Property Type: House Land Size: 867 sqm approx

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