

### 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

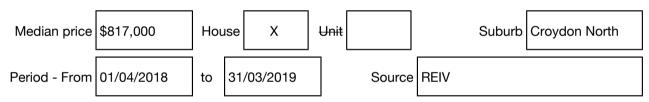
3 13 Wilson Concourse, Croydon North Vic 3136

#### Indicative selling price

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

Range between	\$750,000	&	\$825,000	

#### 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	4a Faull CI CROYDON NORTH 3136	\$865,000	21/02/2019
2	12 San Martin Dr CROYDON NORTH 3136	\$790,000	01/02/2019
3	5 Janson Ct CROYDON NORTH 3136	\$755,000	02/03/2019

#### 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 - Eview Group Frankston

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.



Vin McHuah 0418121102 vin.mchugh@eview.com.au





Rooms: Property Type: House Land Size: 877 sqm approx Agent Comments

**Indicative Selling Price** \$750,000 - \$825,000 **Median House Price** Year ending March 2019: \$817,000

## **Comparable Properties**



Price: \$865,000 Method: Private Sale Date: 21/02/2019 Property Type: House Land Size: 866 sqm approx 12 San Martin Dr CROYDON NORTH 3136 Agent Comments (REI/VG) • • Δ

**D** 1

Price: \$790.000 Method: Private Sale Date: 01/02/2019 Rooms: -Property Type: House (Res) Land Size: 864 sqm approx

5 Janson Ct CROYDON NORTH 3136 (VG)



Price: \$755,000 Method: Sale Date: 02/03/2019 Rooms: -Property Type: House (Res) Land Size: 855 sqm approx

Agent Comments

Agent Comments

Account - Eview Group Frankston



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