

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

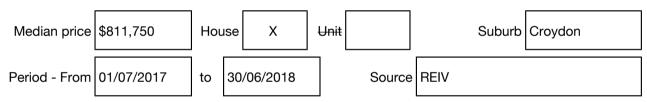
s |104 Eastfield Road, Croydon Vic 3136 d e

Indicative selling price

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

Range between	\$700,000	&	\$770,000

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	7 Gum Tree CI CROYDON 3136	\$770,000	18/03/2018
2	100 Eastfield Rd CROYDON 3136	\$720,000	30/06/2018
3	62 Barclay Av CROYDON 3136	\$702,500	25/02/2018

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 - Max Brown | P: (03) 59644 900 | F: (03) 59642 189

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: Agent Comments Indicative Selling Price \$700,000 - \$770,000 Median House Price Year ending June 2018: \$811,750

Comparable Properties

	7 Gum Tree CI CROYDON 3136 (VG) 3	Agent Comments
Arma Arma Arma Arma Arma Arma	100 Eastfield Rd CROYDON 3136 (REI) 3 1 1 1 Price: \$720,000 Method: Auction Sale Date: 30/06/2018 Rooms: - Property Type: House (Res) Land Size: 864 sqm approx	Agent Comments
	62 Barclay Av CROYDON 3136 (VG) 3	Agent Comments

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