

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

52 Plymouth Road, Croydon Vic 3136

Indicative selling price

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

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

Median sale price

Median price \$810,000 House ☒ Unit ☐ Suburb Croydon

Period - From 01/04/2017 to 30/06/2017 Source REIV

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	4 Yarra Rd CROYDON NORTH 3136	\$781,000	21/09/2017
2	22 Cherry Tree Gr CROYDON 3136	\$735,000	20/06/2017
3	76 Plymouth Rd CROYDON 3136	\$702,500	12/08/2017

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.~~



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median House Price
June quarter 2017: \$810,000

Comparable Properties



4 Yarra Rd CROYDON NORTH 3136 (REI)

Agent Comments



Price: \$781,000
Method: Private Sale
Date: 21/09/2017
Rooms: 6
Property Type: House (Res)

22 Cherry Tree Gr CROYDON 3136 (REI)

Agent Comments



Price: \$735,000
Method: Private Sale
Date: 20/06/2017
Rooms: -
Property Type: House (Res)



76 Plymouth Rd CROYDON 3136 (REI)

Agent Comments



Price: \$702,500
Method: Auction Sale
Date: 12/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 865 sqm approx