

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

51a Surrey Road East, Croydon Vic 3136

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$659,000 Property Type House Suburb Croydon

Period - From 01/04/2019 to 30/06/2019 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	382 Dorset Rd CROYDON 3136	\$609,950	21/08/2019
2	1/168 Maroondah Hwy CROYDON 3136	\$597,000	30/07/2019
3	5 & 6/36 Jackson St CROYDON 3136	\$540,000	14/08/2019

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.~~

This Statement of Information was prepared on:

16/09/2019 14:51

Brent Earney

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Indicative Selling Price

\$550,000 - \$600,000

Median House Price

June quarter 2019: \$659,000



Property Type: House (Previously Occupied - Detached)

Land Size: 277 sqm approx

Agent Comments

Comparable Properties



382 Dorset Rd CROYDON 3136 (REI)

Agent Comments



Price: \$609,950

Method: Private Sale

Date: 21/08/2019

Rooms: 3

Property Type: House



1/168 Maroondah Hwy CROYDON 3136 (REI)

Agent Comments



Price: \$597,000

Method: Sold Before Auction

Date: 30/07/2019

Property Type: Unit

Land Size: 363 sqm approx



5 & 6/36 Jackson St CROYDON 3136 (REI)

Agent Comments



Price: \$540,000

Method: Private Sale

Date: 14/08/2019

Property Type: Unit