.Statement of Information

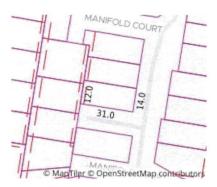
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

							01	no zotato / t	gome mot root	
Property offe	ered fo	r sale								
Including sub	Address ncluding suburb and postcode 16 Manifold Court, Croydon South Vic 3136						4			
Indicative se	lling p	rice								
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)										
Sin	\$*		or range between		\$685,000		&	\$750,000		
Median sale price										
Median price	\$733,500 P			perty type House		Suburb	rb Croydon South			
Period - From	- From 1/10/2019 to 31/12/2				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							Pı	rice	Date of sale	
92 Eastfield Road, CROYDON SOUTH 3136								750,000	28/11/2019	
8 Perry Close, CROYDON SOUTH 3136							\$7	700,000	26/11/2019	
22 Azarow Circuit, CROYDON SOUTH 3136							\$6	882,000	15/8/2019	
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: 10/2/2020 11:02									











Land Size: 434 sqm approx



Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price \$685,000 - \$750,000 Median House Price December quarter 2019: \$733,500

Comparable Properties



92 Eastfield Rd CROYDON SOUTH 3136 (REI/VG)







Price: \$750,000 Method: Sale by Tender Date: 28/11/2019 Property Type: Unit Land Size: 388 sqm approx Agent Comments



8 Perry CI CROYDON SOUTH 3136 (REI)







Price: \$700,000 Method: Private Sale Date: 26/11/2019 Rooms: 4

Property Type: House

Agent Comments



22 Azarow Cirt CROYDON SOUTH 3136 (REI/VG)







Price: \$682,000 Method: Private Sale Date: 15/08/2019 Property Type: House Land Size: 594 sqm approx Agent Comments

Account - Philip Webb





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.