

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	2/67 Mount View Parade, Croydon Vic 3136
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Indicative selling price

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

Range between	\$370,000	&	\$395,000
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Median sale price

Median price	\$585,000	House		Unit	X	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	3/5 Felix Gr MOOROOLBARK 3138	\$417,000	04/03/2019
2	2/6-8 Surrey Rd.W CROYDON 3136	\$415,000	19/02/2019
3	1/1 Dornoch Ct CROYDON 3136	\$362,400	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.

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Indicative Selling Price
\$370,000 - \$395,000
Median Unit Price
June quarter 2019: \$585,000



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Comparable Properties



3/5 Felix Gr MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$417,000
Method: Private Sale
Date: 04/03/2019
Rooms: -
Property Type: Unit
Land Size: 89 sqm approx



2/6-8 Surrey Rd.W CROYDON 3136 (REI)

Agent Comments



Price: \$415,000
Method: Private Sale
Date: 19/02/2019
Rooms: 3
Property Type: Unit
Land Size: 208 sqm approx



1/1 Dornoch Ct CROYDON 3136 (REI)

Agent Comments



Price: \$362,400
Method: Private Sale
Date: 02/03/2019
Rooms: 4
Property Type: Unit
Land Size: 86 sqm approx