

Miles Howell 9725 0000 0437 618 150 mileshowell@methven.com.au

### 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

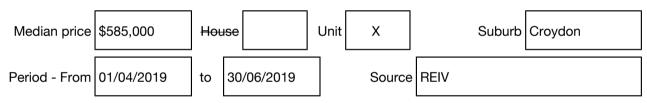
SS 2/67 Mount View Parade, Croydon Vic 3136 de

#### Indicative selling price

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

Range between	\$370,000	&	\$395,000	

#### 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	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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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.



2/67 Mount View Parade, Croydon Vic 3136







Rooms: Property Type: Strata Unit/Flat Agent Comments Miles Howell 9725 0000 0437 618 150 mileshowell@methven.com.au

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

## **Comparable Properties**

	3/5 Felix Gr MOOROOLBARK 3138 (REI/VG)   2 1   Price: \$417,000   Method: Private Sale   Date: 04/03/2019   Rooms: -   Property Type: Unit   Land Size: 89 sqm approx	Agent Comments
* DECEMBENT	2/6-8 Surrey Rd.W CROYDON 3136 (REI) 2 1 1 1 Price: \$415,000 Method: Private Sale Date: 19/02/2019 Rooms: 3 Property Type: Unit Land Size: 208 sqm approx	Agent Comments
	1/1 Dornoch Ct CROYDON 3136 (REI) 2 1 1 1 Price: \$362,400 Method: Private Sale Date: 02/03/2019 Rooms: 4 Property Type: Unit Land Size: 86 sqm approx	Agent Comments

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