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

30a Haig Street, Croydon Vic 3136

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	n \$750,000		&		\$790,000			
Median sale pr	rice							
Median price	\$780,000	Pro	operty Type	Hou	se		Suburb	Croydon
Period - From	01/10/2019	to	31/12/2019		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	20 Silvergrass Ct CROYDON 3136	\$789,000	13/11/2019
2	4/167-169 Lincoln Rd CROYDON 3136	\$760,000	30/10/2019
3	374a Dorset Rd CROYDON 3136	\$751,000	14/10/2019

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:

18/03/2020 09:23



30a Haig Street, Croydon Vic 3136







Property Type: Agent Comments Christopher Clerke 03 9725 0000 0459 101 811 chrisclerke@methven.com.au

Indicative Selling Price \$750,000 - \$790,000 Median House Price December quarter 2019: \$780,000

Comparable Properties



20 Silvergrass Ct CROYDON 3136 (REI/VG)



Price: \$789,000 Method: Private Sale Date: 13/11/2019 Property Type: House Land Size: 343 sqm approx

4/167-169 Lincoln Rd CROYDON 3136 (REI)

Agent Comments

Agent Comments





Price: \$760,000 Method: Private Sale Date: 30/10/2019 Property Type: House

374a Dorset Rd CROYDON 3136 (REI/VG)

1 3 **1** 2 **2** 2

Agent Comments



Price: \$751,000 Method: Sold Before Auction Date: 14/10/2019 Rooms: 4 Property Type: House Land Size: 401 sqm approx

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354





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.