

## 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

11 Honeysuckle Walk, Croydon South Vic 3136

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$600,000

&

\$650,000

#### Median sale price

Median price

\$758,000

House

X

Unit

Suburb

Croydon South

Period - From

01/07/2018

to

30/09/2018

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	18 Manifold Ct CROYDON SOUTH 3136	\$738,000	27/07/2018
2	59 BLAZEY Rd CROYDON SOUTH 3136	\$710,000	06/06/2018
3	30 Manifold Ct CROYDON SOUTH 3136	\$705,000	11/09/2018

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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**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 471 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$600,000 - \$650,000  
**Median House Price**  
September quarter 2018: \$758,000

## Comparable Properties



**18 Manifold Ct CROYDON SOUTH 3136 (REI/VG)**

Agent Comments



**Price:** \$738,000  
**Method:** Private Sale  
**Date:** 27/07/2018  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 490 sqm approx



**59 BLAZEY Rd CROYDON SOUTH 3136 (REI/VG)**

Agent Comments



**Price:** \$710,000  
**Method:** Private Sale  
**Date:** 06/06/2018  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 450 sqm approx



**30 Manifold Ct CROYDON SOUTH 3136 (REI)**

Agent Comments



**Price:** \$705,000  
**Method:** Private Sale  
**Date:** 11/09/2018  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 435 sqm approx