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Indicative Selling Price

\$664,950

Median Unit Price

Year ending March 2017: \$509,750



3 2 2

Rooms:**Property Type:****Land Size:**

Agent Comments

This cleverly designed rear townhouse is due for completion early - mid 2017 whilst offering all the features and benefits for today's busy lifestyle: timber floorboards, quality tiles & carpets, gas ducted heating, stainless steel appliances, stone bench tops and fully landscaped gardens. Not to forget the vast open plan living area that opens up off the spacious fully appointed kitchen with, 2 robed bedrooms, master with walk in robe, full ensuite and a double garage all within a close proximity, Schools, public transport and sporting facilities.

Comparable Properties


3/47 Humber Rd CROYDON NORTH 3136 (REI/VG)

3 2 2

Price: \$660,000**Method:** Private Sale**Date:** 28/10/2016**Rooms:** 4**Property Type:** Townhouse (Single)**Land Size:** 387 sqm

Agent Comments

12 months young (approx)


6/11 William Rd CROYDON 3136 (REI/VG)

3 2 2

Price: \$601,000**Method:** Private Sale**Date:** 31/10/2016**Rooms:** 4**Property Type:** Townhouse (Single)**Land Size:** 185 sqm

Agent Comments

English style townhouse at the rear of a private complex.


3/19-21 James Rd CROYDON 3136 (REI)

3 2 2

Price: \$705,000**Method:** Auction Sale**Date:** 22/04/2017**Rooms:** 6**Property Type:** Townhouse (Res)**Land Size:** 278 sqm

Agent Comments

own street frontage and driveway

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

2/3 Hartley Road, Croydon Vic 3136

Indicative selling priceFor the meaning of this price see consumer.vic.gov/underquoting

Single price \$664,950

Median sale price

Median price \$509,750

Unit X

Suburb Croydon

Period - From 01/04/2016

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
3/47 Humber Rd CROYDON NORTH 3136	\$660,000	28/10/2016
6/11 William Rd CROYDON 3136	\$601,000	31/10/2016
3/19-21 James Rd CROYDON 3136	\$705,000	22/04/2017