hockingstuart

Lee Fenech 0398769001 0410426400 Ifenech@hockingstuart.com.au

Indicative Selling Price \$664,950 **Median Unit Price** Year ending March 2017: \$509,750





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)

Agent Comments

12 months young (approx)

Price: \$660,000 Method: Private Sale Date: 28/10/2016 Rooms: 4

Property Type: Townhouse (Single)

Land Size: 387 sqm

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





Agent Comments

English style townhouse at the rear of a private complex.

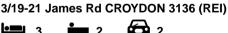
Price: \$601,000 Method: Private Sale Date: 31/10/2016

Rooms: 4

Property Type: Townhouse (Single)

Land Size: 185 sqm

= 3



Agent Comments

own street frontage and driveway

Price: \$705,000 Method: Auction Sale

Date: 22/04/2017 Rooms: 6

Property Type: Townhouse (Res)

Land Size: 278 sqm

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Property of | offered | for | sale |
|-------------|---------|-----|------|
|-------------|---------|-----|------|

| Address | 2/3 Hartley Road, Croydon Vic 3136 |
|----------------------|------------------------------------|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

Median sale price

| Median price | \$509,750 | | Unit X | Su | burb | 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 |



