

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

18 Araluen Drive, Croydon Vic 3136

Indicative selling price

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

Range between \$635,000

&

\$695,000

Median sale price

Median price \$710,000

House

X

Unit

Suburb Croydon

Period - From 01/01/2019

to

31/03/2019

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	17b Parrs Rd CROYDON 3136	\$690,200	30/03/2019
2	131 Belmont Rd.E CROYDON SOUTH 3136	\$661,000	04/07/2019
3	27 Thomas St CROYDON SOUTH 3136	\$650,000	24/05/2019

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.

NO PHOTOS
AVAILABLE

 3  2  1

Rooms:
Property Type: House
Land Size: 455 sqm approx
Agent Comments

Comparable Properties



17b Parrs Rd CROYDON 3136 (REI)

Agent Comments

 3  2  2

Price: \$690,200
Method: Private Sale
Date: 30/03/2019
Rooms: 4
Property Type: House
Land Size: 460 sqm approx



131 Belmont Rd.E CROYDON SOUTH 3136 (REI)

Agent Comments

 3  1  2

Price: \$661,000
Method: Private Sale
Date: 04/07/2019
Rooms: -
Property Type: House
Land Size: 457 sqm approx



27 Thomas St CROYDON SOUTH 3136 (REI)

Agent Comments

 3  2  2

Price: \$650,000
Method: Sold Before Auction
Date: 24/05/2019
Rooms: -
Property Type: House (Res)
Land Size: 484 sqm approx