

Miles Howell 9725 0000 0437 618 150 mileshowell@methven.com.au

### 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

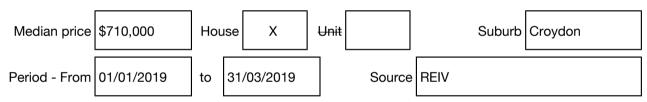
ss 18 Araluen Drive, Croydon Vic 3136 nd de

#### Indicative selling price

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

Range between	\$635,000	&	\$695,000

#### Median sale price



#### 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.

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propertydata

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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.





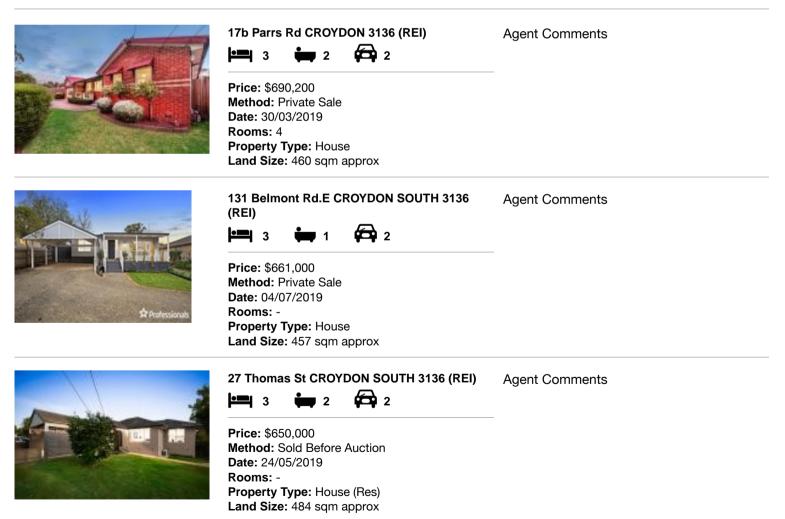
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NO PHOTOS AVAILABLE



Rooms: Property Type: House Land Size: 455 sqm approx Agent Comments Indicative Selling Price \$635,000 - \$695,000 Median House Price March quarter 2019: \$710,000

## **Comparable Properties**



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