## 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

Lot 6/341 Mount Dandenong Road, Croydon Vic 3136

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$980,000		&		\$1,060,000			
Median sale p	rice							
Median price	\$725,000	Pro	operty Type	Hou	se		Suburb	Croydon
Period - From	02/04/2019	to	01/04/2020		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	33 Bartlett Av CROYDON 3136	\$1,053,000	19/02/2020
2	15 Grand View Av CROYDON 3136	\$1,000,000	30/11/2019
3	16 Somerset Cr CROYDON 3136	\$965,000	17/03/2020

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.

This Statement of Information was prepared on:

02/04/2020 13:37

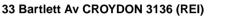




**Property Type:** Agent Comments Indicative Selling Price \$980,000 - \$1,060,000 Median House Price 02/04/2019 - 01/04/2020: \$725,000

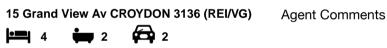
# **Comparable Properties**







Price: \$1,053,000 Method: Auction Sale Date: 19/02/2020 Rooms: 5 Property Type: House (Res) Land Size: 1087 sqm approx



Price: \$1,000,000 Method: Auction Sale Date: 30/11/2019 Property Type: House (Res) Land Size: 711 sqm approx



16 Somerset Cr CROYDON 3136 (REI)



Price: \$965,000 Method: Private Sale Date: 17/03/2020 Property Type: House

Land Size: 1050 sqm approx

Account - Max Brown | P: 131 629 | F: 1300 329 629



Agent Comments

Agent Comments