

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 consumer.vic.gov.au/underquoting

Range between \$980,000 & \$1,060,000

Median sale price

Median price \$725,000 Property Type House Suburb Croydon

Period - From 02/04/2019 to 01/04/2020 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	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



33 Bartlett Av CROYDON 3136 (REI)

Agent Comments

4 2 3

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



15 Grand View Av CROYDON 3136 (REI/VG)

Agent Comments

4 2 2

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)

Agent Comments

6 3 2

Price: \$965,000
Method: Private Sale
Date: 17/03/2020
Property Type: House
Land Size: 1050 sqm approx