

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

76 Plymouth Road, Croydon Vic 3136

Indicative selling price

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

Range between \$680,000 & \$740,000

Median sale price

Median price \$810,000 House ☒ Unit ☐ Suburb Croydon

Period - From 01/04/2017 to 30/06/2017 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		
2		
3		

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.

76 Plymouth Road, Croydon Vic 3136

carter

Tim Rogers

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Indicative Selling Price

\$680,000 - \$740,000

Median House Price

June quarter 2017: \$810,000



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Rooms:

Property Type:

Land Size: 864 (approx.) sqm
approx

Agent Comments

Comparable Properties



1 Robinson St CROYDON 3136 (REI)

Agent Comments

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Price: \$746,000

Method: Auction Sale

Date: 01/04/2017

Rooms: 7

Property Type: House (Res)

Land Size: 811 sqm approx



7 Warranwood Rd WARRANWOOD 3134 (REI)

Agent Comments

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Price: ~~\$710,000~~

Method: Sold Before Auction

Date: 21/02/2017

Rooms: 5

Property Type: House (Res)

Land Size: 1078 sqm approx

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.