Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	14b Parrs Road, Croydon Vic 3136
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price \$	6720,000	Pro	perty Type	House		Suburb	Croydon
Period - From 0	01/07/2018	to	30/06/2019		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

Add	dress of comparable property	Price	Date of sale
1	2/15 Paltarra Ct CROYDON 3136	\$735,000	03/04/2019
2	2/11 Donald St CROYDON 3136	\$710,000	11/09/2019
3	17b Parrs Rd CROYDON 3136	\$690,200	30/03/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

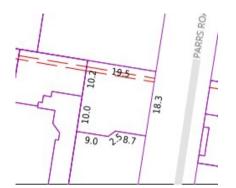
This Statement of Information was prepared on:	18/09/2019 11:04





Brent Earney 9725 0000 0409 726 136 brentearney@methven.com.au

Indicative Selling Price \$690,000 - \$720,000 **Median House Price** Year ending June 2019: \$720,000





Comparable Properties



2/15 Paltarra Ct CROYDON 3136 (REI/VG)



Price: \$735,000 Method: Private Sale Date: 03/04/2019

Rooms: 4

Property Type: Townhouse (Single) Land Size: 364 sqm approx

Agent Comments



2/11 Donald St CROYDON 3136 (REI)





Price: \$710.000

Method: Sold Before Auction

Date: 11/09/2019 Rooms: 5

Property Type: House Land Size: 334 sqm approx Agent Comments



17b Parrs Rd CROYDON 3136 (REI/VG)



Price: \$690,200 Method: Private Sale Date: 30/03/2019 Rooms: 4

Property Type: House Land Size: 460 sqm approx **Agent Comments**

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354



