

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

14b Parrs Road, Croydon Vic 3136

Indicative selling price

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

Range between \$690,000

&

\$720,000

Median sale price

Median price \$720,000

Property Type House

Suburb Croydon

Period - From 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 | 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 comparable properties 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



Property Type:

Agent Comments

Comparable Properties



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

Agent Comments



Price: \$735,000

Method: Private Sale

Date: 03/04/2019

Rooms: 4

Property Type: Townhouse (Single)

Land Size: 364 sqm approx



2/11 Donald St CROYDON 3136 (REI)

Agent Comments



Price: \$710,000

Method: Sold Before Auction

Date: 11/09/2019

Rooms: 5

Property Type: House

Land Size: 334 sqm approx



17b Parrs Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$690,200

Method: Private Sale

Date: 30/03/2019

Rooms: 4

Property Type: House

Land Size: 460 sqm approx