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 | 6a Paterson Street, Croydon North Vic 3136 |

## Indicative selling price

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

Range between $635,000 & $695,000

## Median sale price

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Median price | $859,500 | House | X | ~~Unit~~ | | Suburb | Croydon North |
| Period - From | 01/01/2017 | to | 31/12/2017 | 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 | 4a Bambra St CROYDON 3136 | $690,000 | 27/12/2017 |
| 2 | 2/107 Mount View Pde CROYDON 3136 | $670,000 | 01/02/2018 |
| 3 | 3/58 Dorset Rd CROYDON 3136 | $662,000 | 23/10/2017 |

**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.~~



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

# 6a Paterson Street, Croydon North Vic 3136




- -

**Rooms:**
**Property Type:**

Agent Comments

**Indicative Selling Price**
$635,000 - $695,000
**Median House Price**
Year ending December 2017: $859,500

## Comparable Properties



**4a Bambra St CROYDON 3136 (REI/VG)**

3 2 2

**Price:** $690,000
**Method:** Private Sale
**Date:** 27/12/2017
**Rooms:** 4
**Property Type:** Townhouse (Res)
**Land Size:** 230 sqm approx

Agent Comments



**2/107 Mount View Pde CROYDON 3136 (REI)**

3 2 2

**Price:** $670,000
**Method:** Sold Before Auction
**Date:** 01/02/2018
**Rooms:** -
**Property Type:** Townhouse (Res)

Agent Comments



**3/58 Dorset Rd CROYDON 3136 (REI/VG)**

3 2 2

**Price:** $662,000
**Method:** Private Sale
**Date:** 23/10/2017
**Rooms:** 6
**Property Type:** Townhouse (Single)

Agent Comments



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.