10 Minkara Court, Croydon Vic 3136

Brent Peters
9722 9755
0412 855 810
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3 1 1

Rooms:
Property Type: House (Res)
Land Size: 773 sqm approx

Agent Comments

Indicative Selling Price
$585,000 - $635,000
Median House Price
March quarter 2017: $672,500

Comparable Properties



23 Niel St CROYDON 3136 (REI)

3 1 1

Price: $630,000
Method: Private Sale
Date: 23/06/2017
Rooms: 4
Property Type: House

Agent Comments



40 Pascoe Av CROYDON 3136 (REI/VG)

3 1 1

Price: $608,500
Method: Private Sale
Date: 31/03/2017
Rooms: 5
Property Type: House (Res)

Agent Comments



40 Niel St CROYDON 3136 (REI/VG)

3 1 1

Price: $585,000
Method: Private Sale
Date: 30/01/2017
Rooms: 4
Property Type: House
Land Size: 236 sqm approx

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.

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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	10 Minkara Court, Croydon Vic 3136

Indicative selling price

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

Range between	$585,000	&	$635,000

Median sale price

Median price	$672,500	House	X	Suburb	Croydon
Period - From	01/01/2017	to	31/03/2017	Source	REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
23 Niel St CROYDON 3136	$630,000	23/06/2017
40 Pascoe Av CROYDON 3136	$608,500	31/03/2017
40 Niel St CROYDON 3136	$585,000	30/01/2017

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