Brent Peters
9722 9755
0412 855 810
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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	26 Baringa Road, Croydon North Vic 3136

Indicative selling price

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

Range between $1,040,000 & $1,140,000

Median sale price

Median price $843,500 House X ~~Unit~~ Suburb Croydon North

Period - From 01/07/2017 to 30/09/2017 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	16 Palmer Av CROYDON NORTH 3136	$1,150,000	17/06/2017
2	26 Richardson Rd CROYDON NORTH 3136	$1,120,000	25/05/2017
3	9-11 Richardson Rd CROYDON NORTH 3136	$1,060,000	02/06/2017

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.

26 Baringa Road, Croydon North Vic 3136

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5 2 2

Rooms:
Property Type: House
Land Size: 1395 sqm approx

Agent Comments

Indicative Selling Price
$1,040,000 - $1,140,000
Median House Price
September quarter 2017: $843,500

Comparable Properties



16 Palmer Av CROYDON NORTH 3136 (REI/VG)

5 2 2

Price: $1,150,000
Method: Sold Before Auction
Date: 17/06/2017
Rooms: -
Property Type: House
Land Size: 2067 sqm approx

Agent Comments



26 Richardson Rd CROYDON NORTH 3136 (REI/VG)

5 2 2

Price: $1,120,000
Method: Private Sale
Date: 25/05/2017
Rooms: 12
Property Type: House (Res)
Land Size: 2392 sqm approx

Agent Comments



9-11 Richardson Rd CROYDON NORTH 3136 (REI/VG)

4 3 2

Price: $1,060,000
Method: Private Sale
Date: 02/06/2017
Rooms: 8
Property Type: House
Land Size: 2048 sqm approx

Agent Comments

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