

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

Lot 2 & 3/1-2 Kinta Court, Croydon North Vic 3136

Indicative selling price

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

Range between

\$430,000

&

\$470,000

Median sale price

Median price

\$722,500

House

Unit

X

Suburb

Croydon North

Period - From

01/10/2017

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		
2		
3		

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.



Rooms:

Property Type: Vacant Land

Land Size: Lot 2 526sqm; Lot 3 467 sqm approx

Agent Comments

Indicative Selling Price

\$430,000 - \$470,000

Median Unit Price

December quarter 2017: \$722,500

Comparable Properties



82 Dorset Rd CROYDON 3136 (REI)



Agent Comments

Approx. 500 sqm;

Price: \$492,500

Method: Private Sale

Date: 28/11/2017

Rooms: -

Property Type: Land (Res)

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.