

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	1/3 Hartley Road, Croydon Vic 3136
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Indicative selling price

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

Range between	\$630,000	&	\$680,000
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Median sale price

Median price	\$810,000	House	X	Unit		Suburb	Croydon
Period - From	01/04/2017	to	30/06/2017	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	91 Mount View Pde CROYDON 3136	\$663,500	28/06/2017
2	33 Jackson St CROYDON 3136	\$662,000	15/07/2017
3	23 Niel St CROYDON 3136	\$630,000	23/06/2017

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.

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Indicative Selling Price

\$630,000 - \$680,000

Median House Price

June quarter 2017: \$810,000


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Rooms:**Property Type:** House**Land Size:** 386.5 sqm approx

Agent Comments

This updated 3 bedroom residence feels like a new home. At the front of 2 in a no-through road, it's near transport, shops and schools. Imagine a new designer-style kitchen, new luxury bathroom (freestanding bath), fireside lounge/dining, polished floors and new carpets. Plus: landscaped gardens, ducted heating and carport.

Comparable Properties

**91 Mount View Pde CROYDON 3136 (REI)**

Agent Comments

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Price: \$663,500**Method:** Private Sale**Date:** 28/06/2017**Rooms:** 4**Property Type:** House (Res)**Land Size:** 536 sqm approx**33 Jackson St CROYDON 3136 (REI)**

Agent Comments

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Price: \$662,000**Method:** Auction Sale**Date:** 15/07/2017**Rooms:** 4**Property Type:** House (Res)**Land Size:** 396 sqm approx**23 Niel St CROYDON 3136 (REI)**

Agent Comments

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Price: \$630,000**Method:** Private Sale**Date:** 23/06/2017**Rooms:** 4**Property Type:** House (Res)