# hockingstuart

Lee Fenech 0398769001 0410426400

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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

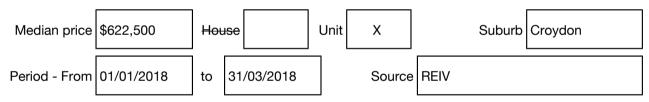
ss 3a Nuraylia Avenue, Croydon Vic 3136 nd de

#### Indicative selling price

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

Range between	\$690,000	&	\$755,000	

#### Median sale price



#### 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	13/195 Dorset Rd CROYDON 3136	\$736,000	08/11/2017
2	49 Evans Dr CROYDON 3136	\$720,000	12/01/2018
3	4a Bambra St CROYDON 3136	\$690,000	27/12/2017

#### 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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propertydata

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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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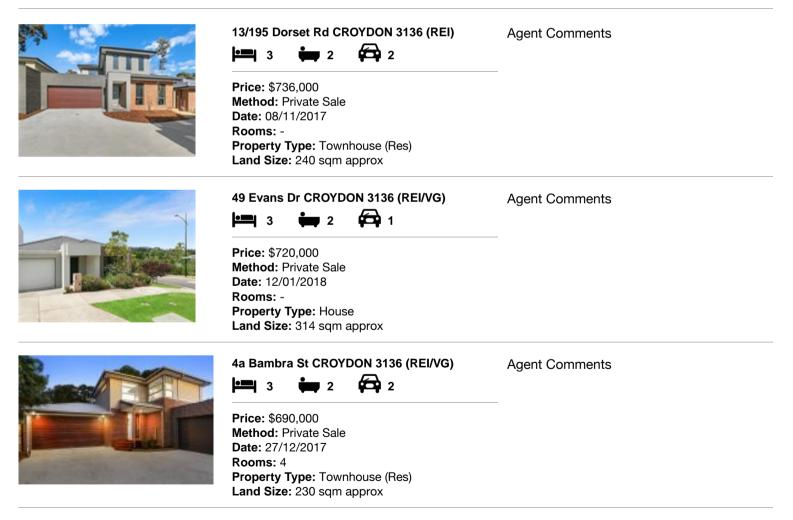
Rooms: Property Type: Townhouse (Single) Land Size: 465 sqm approx Agent Comments 0398769001 0410426400 Ifenech@hockingstuart.com.au

Indicative Selling Price \$690,000 - \$755,000 Median Unit Price March quarter 2018: \$622,500

Lee Fenech

Discover spacious luxury in this young 3 bedroom 2 bathroom residence on 466 m<sup>2</sup> (approx.). Imagine Spotted Gum floors, CaesarStone benchtops, a high-end kitchen, upmarket bathrooms and carport. The huge family/meals opens to the enormous deck and easy-care landscaped garden. A quiet bowl-of-court; walk to Mooroolbark station and shops.

### **Comparable Properties**



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