

Statement of Information

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## 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  
3a Nuraylia Avenue, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$622,500 House Unit X Suburb Croydon

Period - From 01/01/2018 to 31/03/2018 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 | 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.

Lee Fenech

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 3   
  2   
  1
**Rooms:****Property Type:** Townhouse  
(Single)**Land Size:** 465 sqm approx

Agent Comments

**Indicative Selling Price**

\$690,000 - \$755,000

**Median Unit Price**

March quarter 2018: \$622,500

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

**13/195 Dorset Rd CROYDON 3136 (REI)**

Agent Comments

 3   
  2   
  2
**Price:** \$736,000**Method:** Private Sale**Date:** 08/11/2017**Rooms:** -**Property Type:** Townhouse (Res)**Land Size:** 240 sqm approx**49 Evans Dr CROYDON 3136 (REI/VG)**

Agent Comments

 3   
  2   
  1
**Price:** \$720,000**Method:** Private Sale**Date:** 12/01/2018**Rooms:** -**Property Type:** House**Land Size:** 314 sqm approx**4a Bambra St CROYDON 3136 (REI/VG)**

Agent Comments

 3   
  2   
  2
**Price:** \$690,000**Method:** Private Sale**Date:** 27/12/2017**Rooms:** 4**Property Type:** Townhouse (Res)**Land Size:** 230 sqm approx