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**Rooms:** 0

**Property Type:** Land

**Land Size:** 2279 sqm approx

Agent Comments

Experience serenity and magnificent views when you build your dream home (STCA) on this 2279 m<sup>2</sup> (approx.) block. It's in an exclusive, country-style laneway, near transport, schools, Eastland and EastLink. With a large building envelope, services connected and driveway complete.

## Comparable Properties

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.

## 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

75 Montana Parade, 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 \$600,000 & \$660,000

#### Median sale price

Median price \$810,000

House X

Suburb Croydon

Period - From 01/04/2017 to 30/06/2017

Source REIV

#### Comparable property sales

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.