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

3/7 Victory Street, Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Range betweer	\$590,000	&	\$640,000				
Median sale price							
Median price	\$582,500	House	Jnit X	Suburb Croydon			
Period - From	01/07/2017	to 30/06/2018	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.

Add	dress of comparable property	Price	Date of sale
1	1/6 Victory St CROYDON 3136	\$665,000	25/04/2018
2	4/16 Jackson St CROYDON 3136	\$646,000	14/07/2018
3	5/12 Karingal St CROYDON NORTH 3136	\$620,000	11/04/2018

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.

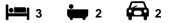
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propertydata

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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.





Rooms: Property Type: Townhouse (Single) Land Size: 240 sqm approx Agent Comments Indicative Selling Price \$590,000 - \$640,000 Median Unit Price Year ending June 2018: \$582,500

Comparable Properties



1/6 Victory St CROYDON 3136 (VG)

4/16 Jackson St CROYDON 3136 (REI)



Price: \$665,000 Method: Sale Date: 25/04/2018 Rooms: -Property Type: House (Res) Land Size: 246 sqm approx

Agent Comments

Agent Comments



Price: \$646,000 **Method:** Auction Sale **Date:** 14/07/2018

Property Type: Unit

Rooms: 4

5/ Pr Ma

5/12 Karingal St CROYDON NORTH 3136 (REI) Agent Comments



Price: \$620,000 Method: Private Sale Date: 11/04/2018 Rooms: 4 Property Type: Unit Land Size: 222 sqm approx

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