

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

47 Waterview Court, Croydon Hills Vic 3136

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$846,000 House X Unit Suburb Croydon Hills

Period - From 01/10/2016 to 30/09/2017 Source REIV

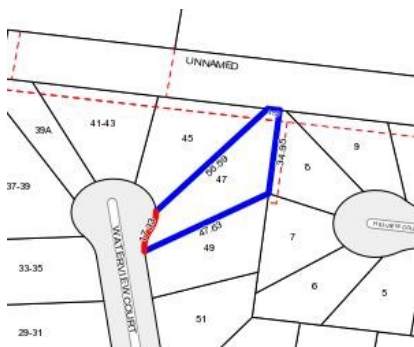
Comparable property sales (*Delete A or B below as applicable)

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	33 Rosemary Av CROYDON HILLS 3136	\$1,076,000	12/10/2017
2	41 Landau Dr WARRANWOOD 3134	\$1,025,000	05/08/2017
3	3 Red Cherry Wlk CROYDON HILLS 3136	\$1,011,100	08/07/2017

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.



Rooms:

Property Type: House

Land Size: 1027 sqm approx

Agent Comments

Comparable Properties



33 Rosemary Av CROYDON HILLS 3136 (REI)

Agent Comments



Price: \$1,076,000

Method: Sold Before Auction

Date: 12/10/2017

Rooms: 7

Property Type: House (Res)

Land Size: 850 sqm approx



41 Landau Dr WARRANWOOD 3134 (REI/VG)

Agent Comments



Price: \$1,025,000

Method: Auction Sale

Date: 05/08/2017

Rooms: 6

Property Type: House (Res)

Land Size: 892 sqm approx



3 Red Cherry Wlk CROYDON HILLS 3136 (REI)

Agent Comments



Price: \$1,011,100

Method: Auction Sale

Date: 08/07/2017

Rooms: 10

Property Type: House (Res)

Land Size: 958 sqm approx