

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

6 Field Street, 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

\$670,000

&

\$700,000

**Median sale price**

Median price \$799,000

House

X

Unit

Suburb Croydon

Period - From 01/01/2017

to 31/12/2017

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	28 Beaufort Rd CROYDON 3136	\$690,000	05/12/2017
2	8a Field St CROYDON 3136	\$685,000	08/12/2017
3	99 Eastfield Rd CROYDON 3136	\$660,000	28/10/2017

**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.



3   2   2

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 408 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$670,000 - \$700,000  
**Median House Price**  
Year ending December 2017: \$799,000

## Comparable Properties



**28 Beaufort Rd CROYDON 3136 (REI)**

Agent Comments

3   1   2

**Price:** \$690,000  
**Method:** Private Sale  
**Date:** 05/12/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 373 sqm approx



**8a Field St CROYDON 3136 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$685,000  
**Method:** Private Sale  
**Date:** 08/12/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 265 sqm approx



**99 Eastfield Rd CROYDON 3136 (REI)**

Agent Comments

3   1   2

**Price:** \$660,000  
**Method:** Auction Sale  
**Date:** 28/10/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 512 sqm approx