

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	6 Field Street, Croydon Vic 3136
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$670,000	&	\$700,000

Median sale price

Median price	\$799,000	Hou	ıse X	Unit		Suburb	Croydon
Period - From	01/01/2017	to	31/12/2017		Source	REIV	

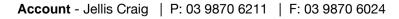
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress 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.







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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)

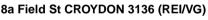


Price: \$690,000 Method: Private Sale Date: 05/12/2017

Rooms: 4

Property Type: House (Res) Land Size: 373 sqm approx

Agent Comments









Price: \$685,000 Method: Private Sale Date: 08/12/2017 Rooms: 4

Property Type: House (Res) Land Size: 265 sqm approx

Agent Comments



99 Eastfield Rd CROYDON 3136 (REI)



Price: \$660,000 Method: Auction Sale Date: 28/10/2017 Rooms: -

Property Type: House (Res) Land Size: 512 sqm approx

Agent Comments

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