

## 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 58 Diane Crescent, 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 \$780,000 & \$850,000

#### Median sale price

Median price \$810,000 House X Unit  Suburb Croydon

Period - From 01/04/2017 to 30/06/2017 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	61 Diane Cr CROYDON 3136	\$851,000	22/09/2017
2	63 Diane Cr CROYDON 3136	\$850,000	25/08/2017
3	6 Kincumber Dr CROYDON 3136	\$790,000	18/04/2017

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.

Garrison Pearse

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**Indicative Selling Price**

\$780,000 - \$850,000

**Median House Price**

June quarter 2017: \$810,000


 3   
  2   
  2
**Rooms:****Property Type:** House (Previously Occupied - Detached)**Land Size:** 1017.9 sqm approx

Agent Comments

Redevelop (STCA), invest or enjoy a fabulous family lifestyle in this large 3 bedroom 2 bathroom home on 1017 m<sup>2</sup> (approx.). It offers immediate comfort, with potential to further update or extend (STCA). This quiet no-through road is a few metres from Mooroolbark station and shops. An x-large remote double garage (with workshop) will impress. Discover 3 living areas, a Tas. Oak/granite kitchen, ducted heating/cooling and alarm. Enjoy a parent's wing and a children's wing with retreat. A big rumpus/games room (bar), roofed alfresco area and resurfaced pool ensures fantastic entertaining. Children can play footy in the enormous landscaped backyard.

## Comparable Properties

**61 Diane Cr CROYDON 3136 (REI)**

Agent Comments

 3   
  1   
  4
**Price:** \$851,000**Method:** Private Sale**Date:** 22/09/2017**Rooms:** 4**Property Type:** House**Land Size:** 1031 sqm approx**63 Diane Cr CROYDON 3136 (REI)**

Agent Comments

 3   
  2   
  2
**Price:** \$850,000**Method:** Private Sale**Date:** 25/08/2017**Rooms:** 4**Property Type:** House (Res)**Land Size:** 1035 sqm approx**6 Kincumber Dr CROYDON 3136 (VG)**

Agent Comments

 3   
  -   
  -
**Price:** \$790,000**Method:** Sale**Date:** 18/04/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 935 sqm approx