

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	34 Moore Avenue, Croydon Vic 3136
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Indicative selling price

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

Single price	\$1,100,000
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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	21 Taylors Rd CROYDON 3136	\$1,120,000	08/07/2017
2	22 Glen Av CROYDON 3136	\$1,080,000	12/07/2017
3	68 Mount View Pde CROYDON 3136	\$1,052,000	19/08/2017

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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Indicative Selling Price

\$1,100,000

Median House Price

June quarter 2017: \$810,000


 4
  2
  2
Rooms:**Property Type:** House (Res)**Land Size:** 1267 sqm approx

Agent Comments

Enjoy 2 living areas, a pool and a home office option in this beautifully renovated 4 bedroom family entertainer. On 1267 m² (approx.), with magnificent views, it offers 2 luxury bathrooms, a Chef's kitchen, home theatre, huge master suite, deck and stunning gardens. An elite street, near transport and schools.

Comparable Properties

**21 Taylors Rd CROYDON 3136 (REI/VG)**

Agent Comments

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  2
  2
Price: \$1,120,000**Method:** Auction Sale**Date:** 08/07/2017**Rooms:** 5**Property Type:** House (Res)**Land Size:** 864 sqm approx**22 Glen Av CROYDON 3136 (REI/VG)**

Agent Comments

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  2
  2
Price: \$1,080,000**Method:** Private Sale**Date:** 12/07/2017**Rooms:** -**Property Type:** House**Land Size:** 1213 sqm approx**68 Mount View Pde CROYDON 3136 (REI)**

Agent Comments

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  2
  2
Price: \$1,052,000**Method:** Auction Sale**Date:** 19/08/2017**Rooms:** 5**Property Type:** House (Res)**Land Size:** 966 sqm approx