#### 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

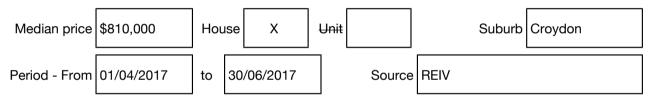
34 Moore Avenue, Croydon Vic 3136

#### Indicative selling price

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

Single price \$1,100,000

#### Median sale price



#### 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.

#### Account - hockingstuart | P: 03 98769001 | F: 03 98769091

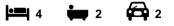
propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

## hockingstuart





Rooms: Property Type: House (Res) Land Size: 1267 sqm approx Agent Comments Travis Milton 9876 9001 0414404942 tmilton@hockingstuart.com.au

> Indicative Selling Price \$1,100,000 Median House Price June quarter 2017: \$810,000

Enjoy 2 living areas, a pool and a home office option in this beautifully renovated 4 bedroom family entertainer. On 1267 m<sup>2</sup> (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) 2 2 2 2 Price: \$1,120,000 Method: Auction Sale Date: 08/07/2017 Rooms: 5 Property Type: House (Res) Land Size: 864 sqm approx	Agent Comments
22 Glen Av CROYDON 3136 (REI/VG) 4 2 2 2 Price: \$1,080,000 Method: Private Sale Date: 12/07/2017 Rooms: - Property Type: House Land Size: 1213 sqm approx	Agent Comments
68 Mount View Pde CROYDON 3136 (REI) 4 2 2 2 Price: \$1,052,000 Method: Auction Sale Date: 19/08/2017 Rooms: 5 Property Type: House (Res) Land Size: 966 sqm approx	Agent Comments

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