

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 22 Mary Court, Croydon North Vic 3136

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$900,000 House Unit Suburb Croydon North

Period - From 01/01/2018 to 31/03/2018 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	39 Neuparth Rd CROYDON NORTH 3136	\$877,000	19/04/2018
2	134 Nangathan Way CROYDON NORTH 3136	\$850,000	27/04/2018
3	62 Croydon Hills Dr CROYDON HILLS 3136	\$829,600	13/04/2018

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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 3
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  2
Rooms:**Property Type:** House (Previously Occupied - Detached)**Land Size:** 760 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

March quarter 2018: \$900,000

Experience family serenity in this immaculately updated 3 bedroom plus study and 2 bathroom home with gate into the Nangathan Way Reserve. In a quiet court on 759 m² (approx.), the split-level design offers 2 living zones, gourmet kitchen, parents' wing, deck, exquisite landscaped garden and remote double garage.

Comparable Properties

**39 Neuparth Rd CROYDON NORTH 3136**
(REI/VG)

Agent Comments

 3
  2
  2
Price: \$877,000**Method:** Private Sale**Date:** 19/04/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 954 sqm approx**134 Nangathan Way CROYDON NORTH 3136**
(REI)

Agent Comments

 4
  2
  2
Price: \$850,000**Method:** Private Sale**Date:** 27/04/2018**Rooms:** 7**Property Type:** House (Res)**62 Croydon Hills Dr CROYDON HILLS 3136**
(REI/VG)

Agent Comments

 4
  2
  2
Price: \$829,600**Method:** Private Sale**Date:** 13/04/2018**Rooms:** 6**Property Type:** House**Land Size:** 650 sqm approx