

Garrison Pearse 9876 9001 0417 170 265 gpearse@hockingstuart.com.au

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property offered for sale											
A Including subt po	22 Mary	2 Mary Court, Croydon North Vic 3136									
Indicative selling price											
For the meaning of this price see consumer.vic.gov.au/underquoting											
Range betwee	\$800,000			&		\$880,000					
Median sale price											
Median price	\$900,00	0	Hou	ıse	Х	Unit			Suburb	Croydon North	
Period - From	01/01/20	018	to	31/0	3/2018		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.

Add	dress 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.

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





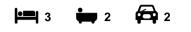
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## hockingstuart

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> Indicative Selling Price \$800,000 - \$880,000 Median House Price March guarter 2018: \$900,000





Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 760 sqm approx

**Agent Comments** 

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)

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**2** 

**Price:** \$877,000 **Method:** Private Sale **Date:** 19/04/2018

Rooms: -

**Property Type:** House (Res) **Land Size:** 954 sqm approx

Agent Comments



134 Nangathan Way CROYDON NORTH 3136

(REI)





Price: \$850,000 Method: Private Sale Date: 27/04/2018 Rooms: 7

Property Type: House (Res)

Agent Comments



62 Croydon Hills Dr CROYDON HILLS 3136

(REI/VG)

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**Price:** \$829,600 **Method:** Private Sale **Date:** 13/04/2018

Rooms: 6

**Property Type:** House **Land Size:** 650 sqm approx

**Agent Comments** 

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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.

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