

James Brougham 9725 9855 0412 620 498 jbrougham@barryplant.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

Address Including suburb and postcode

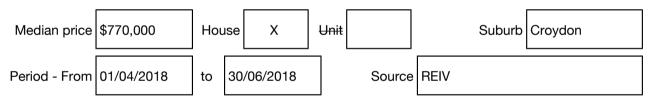
43 Sellick Drive, Croydon Vic 3136

Indicative selling price

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

Single price \$869,000

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 | 328 Mt Dandenong Rd CROYDON 3136 | \$895,000 | 11/05/2018 |
| 2 | 5 Ulysses Av CROYDON SOUTH 3136 | \$820,000 | 04/05/2018 |
| 3 | 20 Ervin Rd KILSYTH 3137 | \$800,000 | 14/07/2018 |

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 - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454

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.







Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 1028 sqm approx Agent Comments James Brougham 9725 9855 0412 620 498 jbrougham@barryplant.com.au

> Indicative Selling Price \$869,000 Median House Price June quarter 2018: \$770,000

Comparable Properties

| | 328 Mt Dandenong Rd CROYDON 3136 (REI) 3 3 3 3 3 4 3 4 4 4 5 4 5 4 5 4 5 4 5 5 5 5 5 5 5 5 5 5 5 5 5 | Agent Comments |
|---------------|--|----------------|
| 1216.90.50 AJ | Price: \$895,000 Method: Private Sale Date: 11/05/2018 Rooms: 4 Property Type: House Land Size: 1216 sqm approx | |
| | 5 Ulysses Av CROYDON SOUTH 3136 (REI) 4 2 2 2 Price: \$820,000 Method: Sold Before Auction Date: 04/05/2018 Rooms: 5 Property Type: House (Res) Land Size: 872 sqm approx | Agent Comments |
| | 20 Ervin Rd KILSYTH 3137 (REI) 2 2 2 2 Price: \$800,000 Method: Auction Sale Date: 14/07/2018 Rooms: - Property Type: House (Res) Land Size: 1020 sqm approx | Agent Comments |

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