

## 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  
1/7 Thackeray Court, Croydon Vic 3136

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$700,000

#### Median sale price

Median price \$585,000 House Unit X Suburb Croydon

Period - From 01/10/2017 to 30/09/2018 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	4/194 Dorset Rd CROYDON 3136	\$710,000	19/09/2018
2	5 Hubble Rd CROYDON 3136	\$685,000	11/07/2018
3	3/107 Mount View Pde CROYDON 3136	\$680,000	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.

1/7 Thackeray Court, Croydon Vic 3136



3 2 2

**Rooms:**  
**Property Type:** Townhouse (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$650,000 - \$700,000  
**Median Unit Price**  
Year ending September 2018: \$585,000

## Comparable Properties



4/194 Dorset Rd CROYDON 3136 (REI)

**Agent Comments**

3 2 2

**Price:** \$710,000  
**Method:** Private Sale  
**Date:** 19/09/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)  
**Land Size:** 229 sqm approx



5 Hubble Rd CROYDON 3136 (REI/VG)

**Agent Comments**

3 2 2

**Price:** \$685,000  
**Method:** Private Sale  
**Date:** 11/07/2018  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 281 sqm approx



3/107 Mount View Pde CROYDON 3136 (REI/VG)

**Agent Comments**

3 2 2

**Price:** \$680,000  
**Method:** Auction Sale  
**Date:** 14/07/2018  
**Rooms:** 7  
**Property Type:** Townhouse (Res)  
**Land Size:** 208 sqm approx