

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

30 Cameron Road, Croydon Vic 3136

Indicative selling price

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

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$815,000

House

X

Unit

Suburb

Croydon

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	15 Central Av MOOROOLBARK 3138	\$965,000	28/02/2018
2	328 Mt Dandenong Rd CROYDON 3136	\$895,000	11/05/2018
3	391 Mt Dandenong Rd CROYDON 3136	\$890,500	07/03/2018

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.



4 2 6

Rooms:

Property Type: House

Land Size: 1108 sqm approx

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

March quarter 2018: \$815,000

30 Cameron Road, Croydon is zoned GRZ1 and STCA potential - 3 unit site. Below comparable properties have similar land size as well as development potential.

Comparable Properties



15 Central Av MOOROOLBARK 3138 (VG)

Agent Comments

4 - -

Price: \$965,000

Method: Sale

Date: 28/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 1129 sqm approx



328 Mt Dandenong Rd CROYDON 3136 (REI)

Agent Comments

3 1 2

Price: \$895,000

Method: Private Sale

Date: 11/05/2018

Rooms: 4

Property Type: House

Land Size: 1216 sqm approx



391 Mt Dandenong Rd CROYDON 3136 (REI/VG)

Agent Comments

3 1 2

Price: \$890,500

Method: Private Sale

Date: 07/03/2018

Rooms: 4

Property Type: House

Land Size: 901 sqm approx