

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



13 DURANG COURT, CROYDON NORTH,

3 2 2

Indicative Selling Price

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

Price Range: **\$680,000 to \$748,000**

MEDIAN SALE PRICE



CROYDON NORTH, VIC, 3136

Suburb Median Sale Price (House)

\$875,000

01 October 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



101 LANGDALE DR, CROYDON HILLS, VIC

3 2 2

Sale Price

***\$737,500**

Sale Date: 23/05/2018

Distance from Property: 557m



33 ALICE ST, CROYDON NORTH, VIC 3136

3 2 1

Sale Price

\$740,000

Sale Date: 12/12/2017

Distance from Property: 715m



12 LATROBE CRT, CROYDON HILLS, VIC 3136

3 2 2

Sale Price

\$730,000

Sale Date: 24/03/2018

Distance from Property: 522m



This report has been compiled on 12/06/2018 by Market Share Property. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

13 DURANG COURT, CROYDON NORTH, VIC 3136

Indicative selling price

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

Price Range:

\$680,000 to \$748,000

Median sale price

Median price

\$875,000

House

X

Unit

Suburb

CROYDON NORTH

Period

01 October 2017 to 31 March 2018

Source



Comparable property sales

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
101 LANGDALE DR, CROYDON HILLS, VIC 3136	*\$737,500	23/05/2018
33 ALICE ST, CROYDON NORTH, VIC 3136	\$740,000	12/12/2017
12 LATROBE CRT, CROYDON HILLS, VIC 3136	\$730,000	24/03/2018