

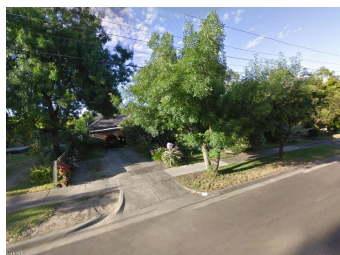


**first
national**
REAL ESTATE

Mike Brown

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 CAMERON ROAD, CROYDON, VIC 3136

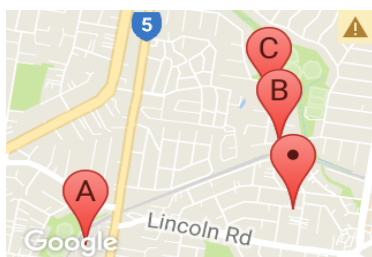
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Indicative Selling Price

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

Price Range: **\$800,000 to 880,000**

MEDIAN SALE PRICE



CROYDON, VIC, 3136

Suburb Median Sale Price (House)

\$752,000

01 October 2016 to 30 September 2017

Provided by:

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.



14 EMMA RD, CROYDON, VIC 3136

3 1 1

Sale Price

\$855,000

Sale Date: 15/07/2017

Distance from Property: 1.4km



63 DIANE CRES, CROYDON, VIC 3136

3 2 2

Sale Price

***\$850,000**

Sale Date: 12/09/2017

Distance from Property: 477m



23 BAMBRA ST, CROYDON, VIC 3136

3 3 2

Sale Price

\$840,000

Sale Date: 23/05/2017

Distance from Property: 787m



This report has been compiled on 17/10/2017 by First National Real Estate – Mike Brown. Property Data Solutions Pty Ltd 2017 - 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

6 CAMERON ROAD, CROYDON, VIC 3136

Indicative selling price

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

Price Range: \$800,000 to 880,0000

Median sale price

Median price

\$752,000

House

X

Unit


Suburb

CROYDON

Period

01 October 2016 to 30 September 2017

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
14 EMMA RD, CROYDON, VIC 3136	\$855,000	15/07/2017
63 DIANE CRES, CROYDON, VIC 3136	*\$850,000	12/09/2017
23 BAMBRA ST, CROYDON, VIC 3136	\$840,000	23/05/2017