

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**1/14 DONALD STREET, CROYDON, VIC**

 3  2  1

**Indicative Selling Price**

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

**Price Range: \$575,000 to \$630,000**

## MEDIAN SALE PRICE



**CROYDON, VIC, 3136**

**Suburb Median Sale Price (House)**

**\$785,000**

01 April 2017 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.



**7 GALLIPOLI PDE, CROYDON, VIC 3136**

 3  1  1

**Sale Price**

**\*\$620,000**

Sale Date: 08/07/2017

Distance from Property: 1.2km



**4 AMINGA CRT, CROYDON, VIC 3136**

 3  1  2

**Sale Price**

**\*\$575,000**

Sale Date: 05/07/2017

Distance from Property: 1.8km



**8/19 BRAEMAR ST, CROYDON, VIC 3136**

 3  2  1

**Sale Price**

**\$615,000**

Sale Date: 20/06/2017

Distance from Property: 1km



This report has been compiled on 09/10/2017 by i-TRAK Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

1/14 DONALD STREET, CROYDON, VIC 3136

Indicative selling price

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

Price Range:

\$575,000 to \$630,000

Median sale price

Median price

\$785,000

House

X

Unit


Suburb

CROYDON

Period

01 April 2017 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
7 GALLIPOLI PDE, CROYDON, VIC 3136	*\$620,000	08/07/2017
4 AMINGA CRT, CROYDON, VIC 3136	*\$575,000	05/07/2017
8/19 BRAEMAR ST, CROYDON, VIC 3136	\$615,000	20/06/2017