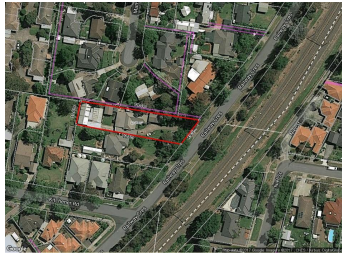


## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**26 RAILWAY CRESCENT, CROYDON, VIC**

 2  1  -

### Indicative Selling Price

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

**Price Range: \$930,000 to \$1,023,000**

Provided by: Andrea Laukart, i-TRAK Real Estate Pty Ltd

## MEDIAN SALE PRICE



**CROYDON, VIC, 3136**

Suburb Median Sale Price (House)

**\$750,000**

01 January 2017 to 30 June 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.



**15 NIEL ST, CROYDON, VIC 3136**

 5  2  2

Sale Price

**\*\$1,005,000**

Sale Date: 10/06/2017

Distance from Property: 225m



**8 RAILWAY CRES, CROYDON, VIC 3136**

 3  1  1

Sale Price

**\*\$1,005,000**

Sale Date: 22/07/2017

Distance from Property: 395m



**46 VINTER AVE, CROYDON, VIC 3136**

 3  1  8

Sale Price

**\*\$1,005,000**

Sale Date: 02/09/2017

Distance from Property: 1.9km



This report has been compiled on 26/09/2017 by i-TRAK Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

26 RAILWAY CRESCENT, 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:

\$930,000 to \$1,023,000

Median sale price

Median price

\$750,000

House

X

Unit


Suburb

CROYDON

Period

01 January 2017 to 30 June 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
15 NIEL ST, CROYDON, VIC 3136	*\$1,005,000	10/06/2017
8 RAILWAY CRES, CROYDON, VIC 3136	*\$1,005,000	22/07/2017
46 VINTER AVE, CROYDON, VIC 3136	*\$1,005,000	02/09/2017