



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**23 Baddeley Circuit,  
CROYDON 3136**

### Indicative selling price

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

**Range \$770,000 - \$847,000**

### Median sale price

Median **House** for **CROYDON** for period **Jul 2018 - Jun 2019**

Sourced from **pricefinder**.

**\$740,000**

### Comparable property sales

**22 The Range Boulevard,**  
Croydon 3136

Price **\$825,000** Sold 21 May  
2019

**17 Morecroft Avenue,**  
Croydon 3136

Price **\$797,500** Sold 28 April  
2019

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

This Statement of Information was prepared on 23rd Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from pricefinder.

House

4 beds

2 baths

2 parking

### Biggin & Scott Glen Waverley

45 Myrtle Street,  
Glen Waverley VIC 3150

### Contact agents



**Ming Xu**  
Biggin & Scott

03 9560 8888  
0400 655 610  
[mxu@bigginscott.com.au](mailto:mxu@bigginscott.com.au)



**Jonathon Invelito**  
Biggin & Scott

03 9560 8888  
0405 336 891  
[jinvelito@bigginscott.com.au](mailto:jinvelito@bigginscott.com.au)

