

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**8/18-20 LOUISA STREET, CROYDON, VIC**

 4  2  2

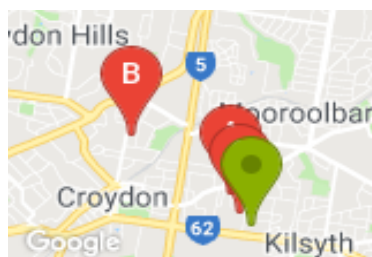
### Indicative Selling Price

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

**Price Range: 640,000 to 690,000**

Provided by: Maree Slade, i-TRAK Real Estate Pty Ltd

## MEDIAN SALE PRICE



**CROYDON, VIC, 3136**

Suburb Median Sale Price (Unit)

**\$570,000**

01 January 2018 to 30 June 2018

Provided by: 

## COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**8 PASCOE AVE, CROYDON, VIC 3136**

 3  1  1

Sale Price

**\$685,000**

Sale Date: 13/04/2018

Distance from Property: 527m



**3/11 NORMAN RD, CROYDON, VIC 3136**

 3  2  2

Sale Price

**\$685,000**

Sale Date: 25/04/2018

Distance from Property: 2km



**3/1 CARLYLE ST, CROYDON, VIC 3136**

 3  2  1

Sale Price

**\$650,000**

Sale Date: 14/02/2018

Distance from Property: 239m



This report has been compiled on 19/07/2018 by i-TRAK Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

8/18-20 LOUISA STREET, CROYDON, VIC

Indicative selling price

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

Price Range:

640,000 to 690,000

Median sale price

Median price

\$570,000

House

Unit

X


Suburb

CROYDON

Period

01 January 2018 to 30 June 2018

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
8 PASCOE AVE, CROYDON, VIC 3136	\$685,000	13/04/2018
3/11 NORMAN RD, CROYDON, VIC 3136	\$685,000	25/04/2018
3/1 CARLYLE ST, CROYDON, VIC 3136	\$650,000	14/02/2018