

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode 53 The Range Boulevard, Croydon Vic 3136

#### Indicative selling price

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

Range between \$950,000 & \$1,045,000

#### Median sale price

Median price \$820,000 House X Unit Suburb Croydon

Period - From 01/04/2017 to 31/03/2018 Source REIV

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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
1	44 Norris Cirt CROYDON 3136	\$1,020,000	27/01/2018
2	57 The Range Blvd CROYDON 3136	\$960,000	23/02/2018
3	16 Tarwin Dr CROYDON HILLS 3136	\$955,000	30/11/2017

OR

**B\*** 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.



**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**

\$950,000 - \$1,045,000

**Median House Price**

Year ending March 2018: \$820,000

## Comparable Properties



**44 Norris Cirt CROYDON 3136 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,020,000

**Method:** Private Sale

**Date:** 27/01/2018

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 540 sqm approx



**57 The Range Blvd CROYDON 3136 (REI)**

**Agent Comments**

4 2 2

**Price:** \$960,000

**Method:** Private Sale

**Date:** 23/02/2018

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 570 sqm approx



**16 Tarwin Dr CROYDON HILLS 3136 (REI)**

**Agent Comments**

4 2 2

**Price:** \$955,000

**Method:** Sold Before Auction

**Date:** 30/11/2017

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 635 sqm approx