

#### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Propert <sup>o</sup>	y offered	for s	ale
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Address	53 The Range Boulevard, Croydon Vic 3136
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$950,000	&	\$1,045,000
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#### Median sale price

Median price	\$820,000	Hou	ise 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.

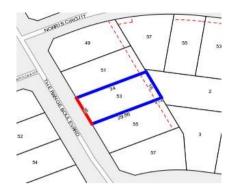
**Account** - Noel Jones | P: 03 9877 1855 | F: 03 9877 1955





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**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)

Price: \$1,020,000 Method: Private Sale Date: 27/01/2018

Rooms: 5

Property Type: House (Res) Land Size: 540 sqm approx

Agent Comments

57 The Range Blvd CROYDON 3136 (REI)



Price: \$960,000 Method: Private Sale Date: 23/02/2018

Rooms: 5

Property Type: House (Res) Land Size: 570 sqm approx

**Agent Comments** 



16 Tarwin Dr CROYDON HILLS 3136 (REI)





Price: \$955,000

Method: Sold Before Auction

Date: 30/11/2017

Rooms: 6

Property Type: House (Res) Land Size: 635 sqm approx

Agent Comments

Account - Noel Jones | P: 03 9877 1855 | F: 03 9877 1955





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